



Shield Street | Allendale | NE47

£220,000

RMS | Rook
Matthews
Sayer



3



1



1

End-Terraced House

Kitchen/Dining Room

Three Bedrooms

Double Glazing

Solar Panels & Air Source Heat Pump

Secluded Patio Area

Utility Room

Extensively Refurbished Throughout

For any more information regarding the property please contact us today.



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Offering deceptively spacious family accommodation arranged over three floors, this charming home combines character and comfort with impressive modern energy efficiency. The property has been the subject of major refurbishment including loft conversion, together with the recent installation of solar panels and an air source heating system. These energy-efficient upgrades greatly enhance the property's fuel economy, helping to significantly reduce running costs while providing environmentally friendly, future-proof heating for modern living, creating an eco-friendly home with impressively low energy consumption and economical day-to-day running costs.

Very well maintained and presented the layout comprises; generous sized living room, the focal point being a cast iron wood burning stove. A fifteen pane glazed door leads to the dining kitchen which has a comprehensive range of wall and floor cupboards with integrated appliances. Completing the ground floor is a useful utility and side lobby.

At first floor level there is a large landing with study/sitting area, two double sized bedrooms and nicely appointed bathroom/wc with white suite incorporating P shaped bath with curved side screen and mains operated shower over.

At second floor level there is a further double sized bedroom running the length of the house, (this room is of such size it could be divided to create a fourth bedroom if required).

Externally there is a small yard/garden giving additional access to the property.

Ideal as a main residence, it will also appeal to buyers looking for a second home or a holiday let business. The property successfully combines character and spacious accommodation with the benefits of modern energy-efficient technology.

Located in the heart of Allendale within two minutes' walk of shopping facilities, public houses, doctors and schools.

Viewing is imperative.

INTERNAL DIMENSIONS

Kitchen/Dining Room: 18'3 max x 9'8 max (5.56m x 2.95m)

Lounge: 17'5 max x 12'1 max (5.56m x 2.95m)

Utility: 13'0 max x 5'8 max (3.96m x 1.73m)

Bedroom One: 9'11 max x 11'7 max (3.02m x 3.53m)

Bedroom Two: 12'3 max x 7'6 max (3.73m x 2.29m)

Bathroom: 6'3 max x 6'10 max (1.91m x 2.08m)

Loft Conversion: Reduced Head Height 11'5 max x 28'11 max (3.48m x 8.81m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Heat Source

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On Street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

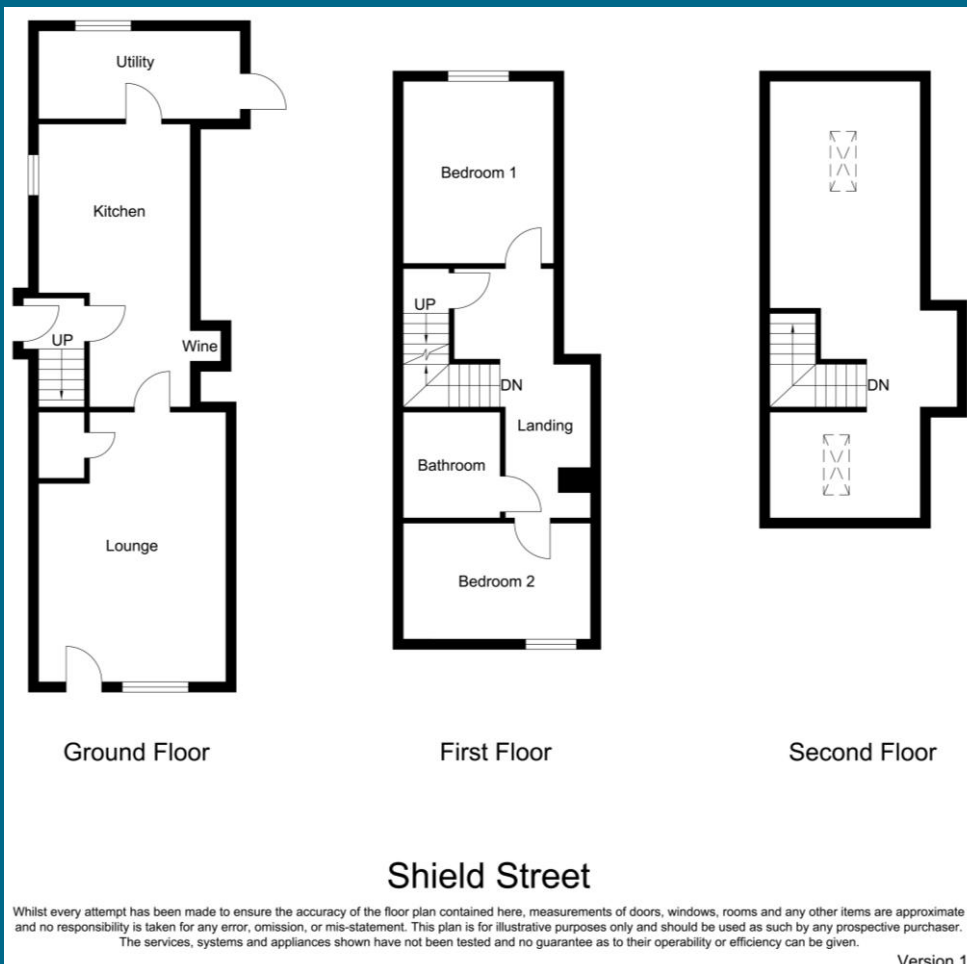
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.