



## Armstrong Street Ridsdale

- Stone End Terrace
- One Bedroom
- Open Countryside Views
- Gardens
- Parking
- Character Features

Offers Over: **£ 125,000**

01434 601616  
46 Priestpopple, Hexham, NE46 1PQ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

# Armstrong Street, Ridsdale

## PROPERTY DESCRIPTION

Commanding fabulous unrivalled views over surrounding countryside, further enhances the appeal of this lovely nineteenth century stone built cottage.

The property will appeal to a number of potential buyers, be they holiday let investors, main residence or holiday home, as is the current situation.

Offering inherent charm with exposed stone walls, inglenook fireplace with multi fuel cast iron stove in the open plan living room as well as large bedroom with vaulted ceiling incorporating skylight windows and exposed feature roof trusses.

Further enhancing the appeal is the exposed ceiling beams, painted panelling to rear lobby, tiled flooring to reception room and polished tongue and groove floorboards to the first floor. UPVC double glazing complemented by ultra-modern smart electric heating system with the option of controlling the settings via a mobile app.

Externally there is a wide hard standing area immediately adjoining the enclosed lawned rear garden with decked patio area enjoying views of the surrounding countryside towards the Scottish borders and Cheviot Hills.

Guaranteed to leave a memorable impression, viewing is essential.

Ridsdale offers fantastic road links via A68 to the Scottish Borders in the North and South towards Hexham or Newcastle. This is a rural village location however local amenities including village shop and public house are within easy reach. More substantial shopping and facilities are offered by nearby Bellingham, or Hexham and Newcastle beyond.

## INTERNAL DIMENSIONS

Living Room: 18'0 into alcoves x 16'0 (5.49m x 4.88m)

Kitchen: 8'9 x 6'7 (2.67m x 2.01m)

Bedroom: 18'0 x 16'2 (5.49m x 4.93m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: On Street

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: A**

**EPC RATING: TBC**

HX00006318.BJ.JR.9.8.24.V.1

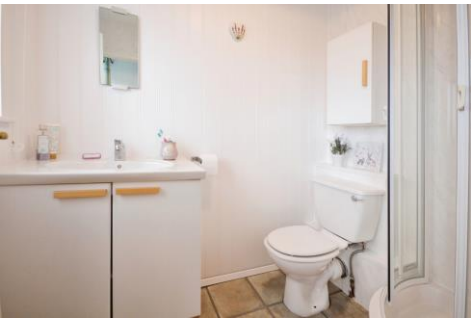
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

**16 Branches across the North-East**



# Armstrong Street, Ridsdale



"Floorplan In Progress"

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

16 Branches across the North-East

