



Kirkharle Cottages

Kirkharle

This charming bungalow benefits from beautiful countryside views, no onward chain and a useful garage and parking. The front door opens to an entrance lobby, a convenient WC, inner hallway with storage and a fitted kitchen with door to the garage. There is a comfortable dual aspect living room, three well-proportioned bedrooms, a shower room and garden room. Externally there is a driveway leading to the garage, front garden and rear garden with impressive views and patio areas to enjoy the tranquil location. Kirkharle is a sought-after location close to 'Kirkharle courtyard' with its popular 'Running Fox' cafe, children's play area, shops and 'Capability Brown' lake walk. The property is a short drive from the A696 and benefits from highly regarded local schools and further amenities in the nearby villages of Belsay and Ponteland.

Asking Price: £250,000

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Entrance Hall 5 x 5'2 (1.52m x 1.57m)

The front door opens to a hallway with tiled flooring.

WC

With wash hand basin, tiled splash backs, WC, double glazed window to the front, carpeted flooring and radiator.



Inner Hall

There is a carpeted inner hallway with two sizeable storage cupboards, radiator and loft access.

Kitchen 11'8 x 10'9 (3.55m x 3.27m)

The fitted kitchen benefits from contrasting work surfaces, sink unit inset, tiled splash back, tiled flooring, double glazed window to the side, electric oven and hob, cooker hood, radiator and space for a fridge and dishwasher.



Garage 18'7 x 11'1 (5.66m x 3.37m)

A sizeable garage with garage door to the front, door to the side garden, window to the side, light and power, central heating boiler and space for a washing machine and dryer.

Lounge 16'8 x 12'3 (5.08m x 3.73m)

A light and airy dual aspect room with feature fireplace, double glazed sliding doors to the rear garden, double glazed windows to the side, radiator and wall lights.



Shower Room 5'6 x 7'1 (1.67m x 2.15m)

There is a shower room with WC, wash hand basin, shower enclosure, radiator, double glazed window to the front, part tiled walls, tiled flooring and heated towel rail.

Bedroom Two 8'9 x 12'10 (2.66m x 3.91m)

A lovely room with double glazed window to the front, carpeted flooring and radiator.

Bedroom Three 6'10 x 10'4 (2.08m x 3.14m)

This room has a double-glazed window to the rear, carpeted flooring and a radiator.

Bedroom One 10'4 x 11'11 (3.14m x 3.63m)

An impressive room with carpeted flooring, radiator, radiator and double-glazed window and door to the garden room.

Garden Room 7'5 x 10'1 (2.26m x 3.07m)

This room has a double-glazed door to the garden, double glazed windows and carpeted flooring.

Garden

To the front is an enclosed low maintenance gravelled garden and driveway leading to the garage. To the rear is a beautiful garden with fabulous countryside views, patio area, planted borders, areas laid to lawn and a garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Garage, allocated parking space

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

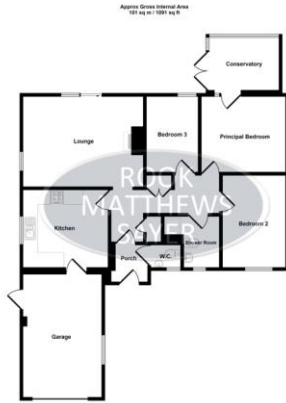
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: E

P00007178.EC.SCJ.03092024.V.2





Kirkharle Cottages, Kirkharle

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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.

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