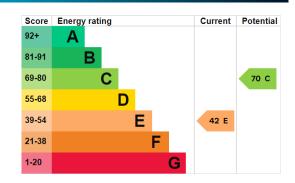


Elderberry Cottages Otterburn

- Semi detached bungalow
- Village location
- 2 bedrooms
- Recently renovated bathroom
- Fireplace with stove

£ 150,000





ROOK MATTHEWS SAYER

Elderberry Cottages

Otterburn

Entrance Porch 4'7 x 3'7

The double-glazed front door opens to a welcoming porch with tiled flooring.

Inner Hallway

A carpeted hallway with radiator and loft access.

Lounge 10'9 max into recess x 14'9

A comfortable room with beautiful feature fireplace and stove, carpeted flooring, radiator and a double-glazed window to the front with beautiful countryside views.

Bedroom One 10'8 x 8'10

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

Bathroom 6'2 x 10'6

An elegant modern bathroom with freestanding feature bath, double shower enclosure, wash hand basin inset to storage, WC, tiled walls and flooring, radiator with towel rail, double glazed window to the front and extractor fan.

Kitchen 7'7 x 10'4

A modern fitted kitchen with sink unit inset, integrated fridge freezer, electric oven and hob with cooker hood above, integrated washer dryer, double glazed window and door to the rear garden and part tiled walls.

Bedroom Two 10'7 x 6'4 max into wardrobes

This room is currently being used as a dressing room and has fitted wardrobes, carpeted flooring, radiator and a double-glazed window to the rear.

Garden

To the rear is a gated driveway and low maintenance landscaped garden with fence boundaries. To the front is a wonderful garden laid to lawn with planted borders, charming walled raised beds and a pebbled seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains

Heating: Electric and wood burner/open fire

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that that this property is timber frame.

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: B
EPC RATING: E

P00007211.EC.SCJ.12102024.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

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

