



ROOK
MATTHEWS
SAYER

The Forge
Allendale

The Forge, Allendale

Semi Detached
Patio Area

Three Bedrooms
Beautifully Presented

Driveway Parking
No Forward Chain

Offers Over: **£270,000**

Located in the heart of Allendale, this is an attractive semi-detached stone cottage, which has in recent times undergone extensive modernisation and improvement, to provide a well-proportioned three double bedroom cottage.

There is parking to the side and patio/seating area. The property has heating throughout and double glazing and is beautifully presented.

We strongly recommend an internal inspection.

Allendale has a thriving community with an array of bespoke shops; public houses; golf course; sports clubs; annual folk festival; schools. If you are a keen walker you have great walks on your door step.

Entrance Porch.

Cloakroom/WC: 3'6(1.06m) x 5'5(1.65m)

Low level WC; hand basin set into a vanity unit with mixer tap over; splash back ceramic tiling; radiator; extractor fan.

Glazed door to...

Reception Hall: 7'9(2.36m) x 7'7(2.31m)

Radiator.

Dining Kitchen: 13'1(3.99m) x 17'7(5.36m)

Fitted with an excellent range of floor and wall cabinets contrasting work surfaces; one and half bowl sink unit and drainer with mixer tap over; ceramic hob with extractor hood above; eye level oven and microwave; integrated dishwasher and fridge freezer; plumbing for automatic washing machine; deep under stair storage cupboard; window to the front and rear elevations; external door.

Lounge: 15'9(4.80m) x 14'11(4.55m)

Having two windows to the front elevation and one to rear, this bright and spacious room has a deep Inglenook fireplace housing wood burning stove; exposed stone walls; wall lights; radiator; staircase leading to the first floor.

First Floor Landing.

Window to the rear elevation.

Double door recess linen store cupboard.

Bedroom: 9'7(2.92m) plus wardrobes x 9'6(2.90m)

Window to the rear elevation; fitted wardrobes; radiator.

Bedroom: 12'9(3.89m) x 9'1(2.77m)

Situated to the front elevation; radiator; loft access hatch.

Bedroom: 16'4(4.98m) x 10'4(3.15m)

With dual aspect windows; fitted wardrobe/linen store cupboard; radiator.

Bathroom: (L shaped)

Comprises of panelled bath; walk through shower unit; hand basin set into a vanity unit; low level WC; chrome wall mounted towel rail/radiator; window.

Externally:

There is driveway parking to the side of the property; pleasant sitting/patio area to the side elevation.

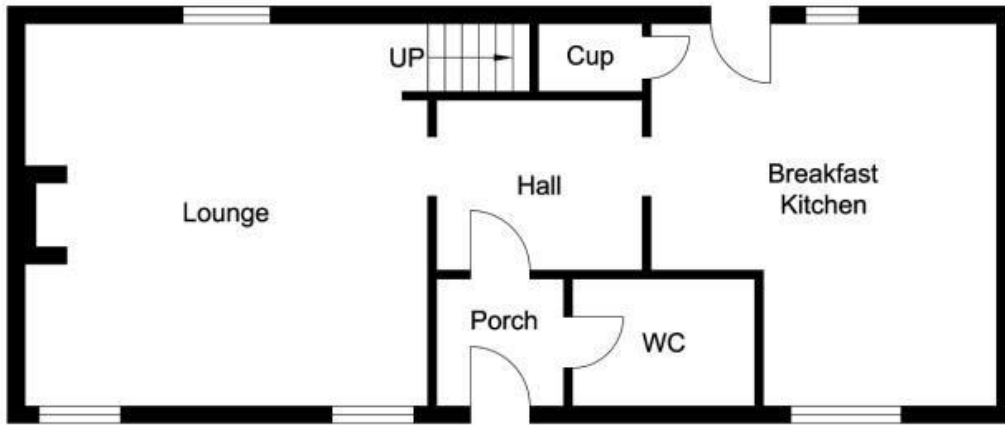
TENURE

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

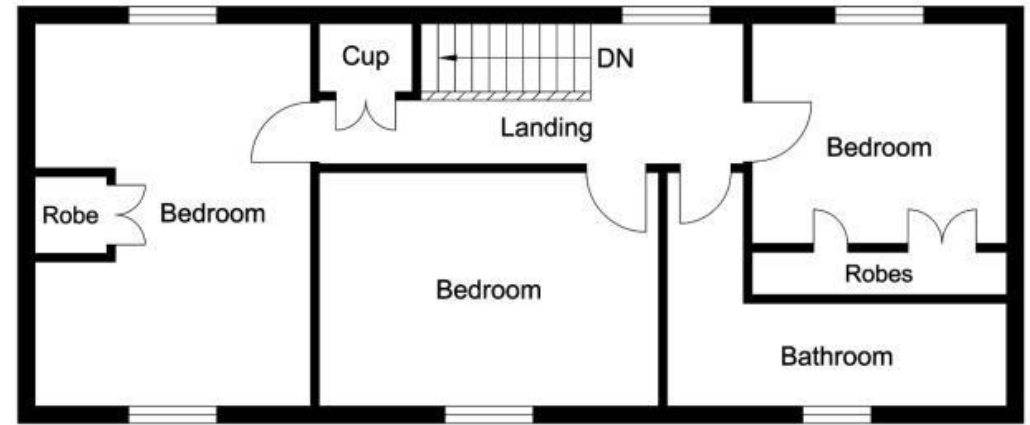
Council Tax Band: Currently Deleted from Register
EPC Rating: C

HX00005821/CS/LB/06.02.2023/V.3

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



Ground Floor



First Floor



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