



**10 The Cherry Trees**

Otterburn, Newcastle Upon Tyne, NE19 1LN

youngsRPS 

# 10 The Cherry Trees

## Otterburn

### Newcastle Upon Tyne

#### NE19 1LN

Situated within a quiet cul-de-sac on a small development in the pretty village of Otterburn, this two-bedroom semi-detached bungalow with gardens, is offered for sale with no forward chain.

- Semi-detached Bungalow
- Two Bedrooms
- No forward chain
- Driveway
- Gardens
- Village Location
- Energy Efficiency rating TBC



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Youngs Hexham 01434 608980



### DESCRIPTION

The bungalow is entered through a lobby with radiator and glazed door which leads to the bright and spacious lounge having a beamed ceiling and window to the front elevation, a multi fuel burning stove with tiled hearth and attractive oak mantle and radiator. The open plan kitchen/dining room consists of wall and base cabinets with contrasting work surfaces over and tiling to walls, stainless steel sink unit and drainer with mixer tap over, Calor gas hob with extractor fan above. There are double glazed patio doors leading to the rear garden and integral door leading to the utility room which was formally a garage. This multipurpose room has a window and external door to the front elevation and plumbing for a washing machine. Two bedrooms to the rear elevation, linen store cupboard, bathroom which comprises of panelled bath with shower over and glass shower screen, pedestal hand basin, low level WC, attractive ceramic tiling to walls, frosted glass window and radiator.

### EXTERNALLY

Externally to the front is a driveway and garden with well stocked border and rockery, side access to the rear garden which again is laid to lawn with a paved patio area, borders and shrubs, garden shed and oil tank.

### LOCATION

Otterburn is a peaceful village with many local amenities including shops, school, churches, village hall, sports centre and many others. Situated approximately 25 miles north of Hexham with good road links via the A696 and A68.

### SERVICES

Oil Central heating, mains water and electric.

### CHARGES

Northumberland County Council Tax Band B

### TENURE

Freehold

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

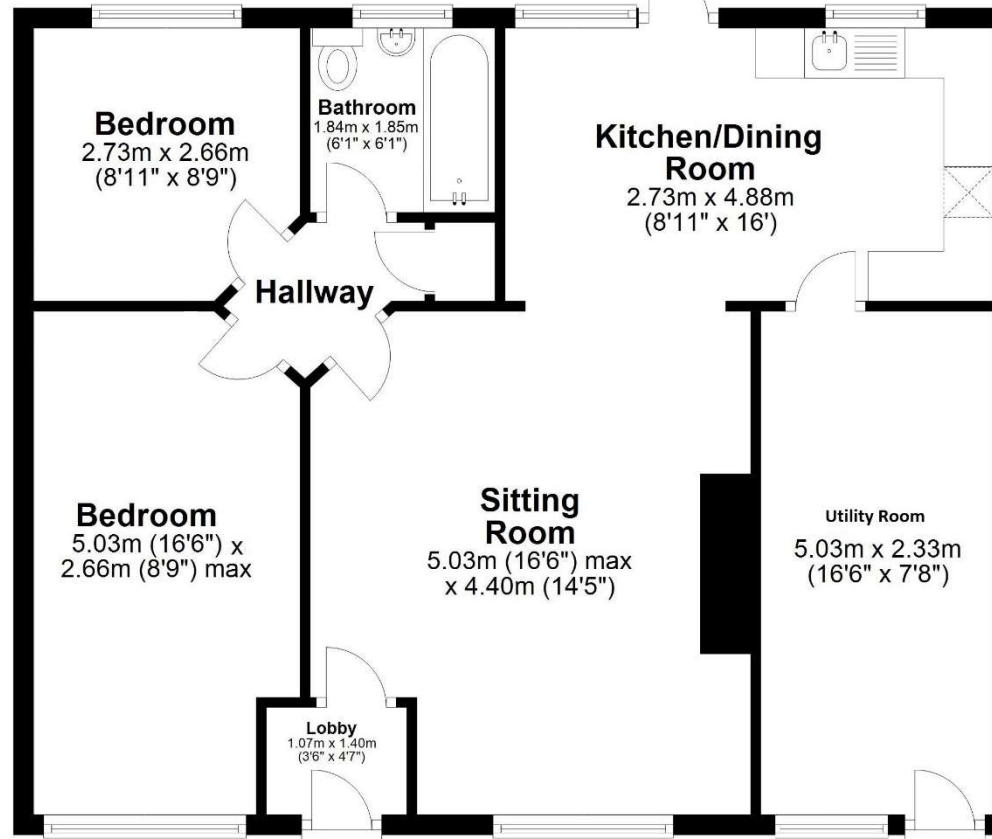
### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



## Ground Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



Total area: approx. 75.4 sq. metres (811.1 sq. feet)

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**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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