



Manor Cottage

Kirkheaton, Newcastle Upon Tyne, NE19 2DQ

youngsRPS 

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Newcastle Upon Tyne

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Rare to the market, a one bedroom stone built cottage full of charm and character, with a delightful garden and offered for sale with no forward chain.

- Delightful stone-built cottage
- No forward chain
- One bedroom
- Original features
- Cottage style garden
- Village location
- Oil central heating
- Energy Efficiency Rating TBC



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Youngs Hexham 01434 608980



DESCRIPTION

Entering Manor Cottage through a pleasant Sunroom takes you into the delightful sitting room under a beamed ceiling with an inglenook fireplace housing multi fuel burning stove, with window to the front elevation. Leading from the sitting room into a bright light and spacious double bedroom which is also situated to the front elevation. The kitchen which is fitted with a range of cabinets having contrasting worksurfaces and splash back ceramic tiling, stainless steel sink unit and drainer, plumbing for washing machine, space for fridge freezer and cooker, window, rear porch with an external door. There is a separate WC with window, the bathroom consists of panelled bath with shower over, pedestal hand basin, ceramic tiling to walls and a window. Storage to the loft.

EXTERNALLY

Externally the cottage style garden to the front elevation is extremely well stocked with an array of borders and shrubs and lawn, there is also stone outbuildings with power.

LOCATION

Manor Cottage is located within the picturesque rural village of Kirkheaton. The village is arranged around a central village green. The larger villages of Matfen and Belsay, both containing village

shops, are approximately 5 miles away. The historic market town of Hexham is approximately 15 miles southwest and has a wide range of services including independent shops, restaurants, schools, supermarkets and a hospital. The city of Newcastle upon Tyne is approximately 20 miles to the southeast.

SERVICES

Oil central heating, mains water and electric.

TENURE

Freehold.

CHARGES

Northumberland Council Tax Band B

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.



Floor plan to be inserted here.

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.



R201

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