



2 bed cottage to buy in CA9

Sunrise Cottages, Overwater, Nenthead,
Cumbria, CA9 3NP

£90,000 Starting Bid

 x 2  x 1  x 1

Tenure

Freehold

Allocated parking

Property features

- ✓ Semi-Detached Cottage
- ✓ Excellent Views to the Front
- ✓ Ideal For Holiday Home or Buy To
- ✓ Lounge
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Oil

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TO BE SOLD VIA ONLINE AUCTION UNTIL: (14/11/2024 11:00) FEES APPLY.

This two bedroom, stone-built, double fronted, semi-detached house is offered in good order throughout and enjoys attractive views across the Nent Valley. The property is located just above Overwater, on the Coast 2 Coast cycle route, as you head towards Garrigill and is opposite the turning to Bevan Terrace.

The accommodation comes with the benefits of oil-fired central heating and double glazing and comprises: Entrance Hall, Lounge, Kitchen/Breakfast Room, Bathroom/WC, 2 Large Double Bedrooms, Spectacular Views, Allocated Parking for One Car.

The turning to Sunrise Cottages is just above Overwater, on the Coast 2 Coast cycle route, as you head towards Garrigill and is opposite the turning to Bevan Terrace. Nenthead is a former lead mining village set in an AONB (area of outstanding natural beauty) and has a Primary School, village shop and Post Office and places to eat. Nenthead is approximately 5 miles from Alston where there is a wider range of shops and services to cater for your daily needs including Senior School, garages and supermarkets.

An early viewing is highly recommended to appreciate the location and quality of this stone-built house. Please call our Hexham team or email hexham@pattinson.co.uk for further information and your appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Cottage

Parking: Allocated

Heating: Oil

Entrance Hall

UPVC double glazed front door, stairs to the first floor.



Lounge

5.30m x 4.24m (17'4" x 13'10")

Double glazed windows to two sides, two radiators, fireplace, cupboards built-in to the alcoves.

Kitchen/Breakfast Room - max measurements

5.25m x 3.22m (17'2" x 10'6")

Double glazed windows to the rear and side, radiator, range of fitted wall and base units, single drainer stainless steel sink unit with mixer taps, tiled splashbacks, oil boiler, understairs storage space.



First Floor Landing

Radiator

Bedroom 1

5.29m x 3.14m (17'4" x 10'3")

Double glazed windows to the front with spectacular views, two radiators.



Bathroom/WC

2.45m x 1.45m (8'0" x 4'9")

Double glazed windows, radiator, panelled bath with shower over, pedestal wash hand basin, tiled surrounds, low level wc.



Bedroom 2

5.30m x 2.20m (17'4" x 7'2")

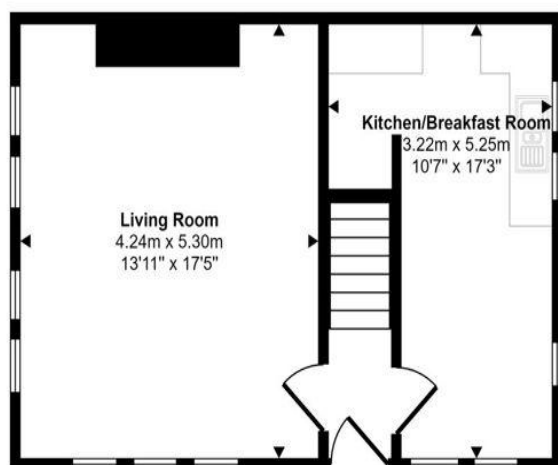
Double glazed velux window, radiator.

External

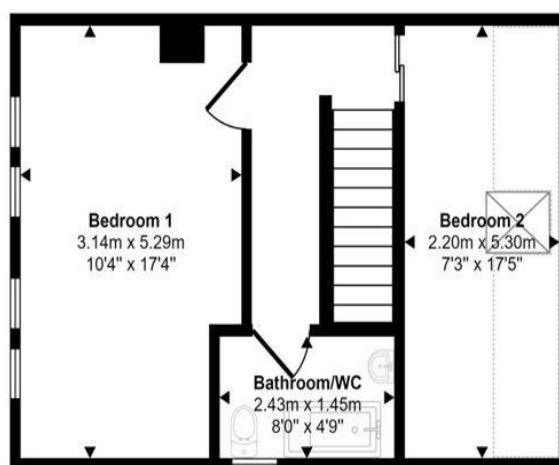
There is a narrow strip behind the house, where the oil tank stands and parking with one allocated space.



Approx Gross Internal Area
81 sq m / 867 sq ft



Ground Floor
Approx 40 sq m / 431 sq ft



First Floor
Approx 40 sq m / 436 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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