



2 bed cottage to buy in CA9

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

£65,000 Starting Bid

H x 2 D x 1 C x 1

Tenure

Freehold

Property features

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

Key Information

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

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

SOLD VIA ONLINE AUCTION

Pattinson Estate Agents are delighted to welcome to the market this semi-detached two bedroom cottage in Overwater, Nenthead, offered with excellent views to the front and pedestrian access only. This property is ideal for those seeking a holiday home or buy to let opportunity in a picturesque setting.

The accommodation includes an entrance hall with uPVC double glazed front door and stairs to the first floor. The lounge features double glazed windows to two sides, two radiators, a fireplace, and built-in cupboards to the alcoves, creating a comfortable reception space. The kitchen/breakfast room is fitted with a range of wall and base units, a single drainer stainless steel sink with mixer taps, tiled splashbacks, oil boiler, and understairs storage, with double glazed windows to the rear and side.

Upstairs, the first floor landing leads to two bedrooms, including a main bedroom with double glazed windows to the front offering spectacular views and two radiators, and a second bedroom with a double glazed velux window and radiator. The bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, tiled surrounds, and low level WC.

Externally, there is a narrow strip behind the house where the oil tank stands, The property is offered freehold and falls within Council Tax Band A.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Cottage

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

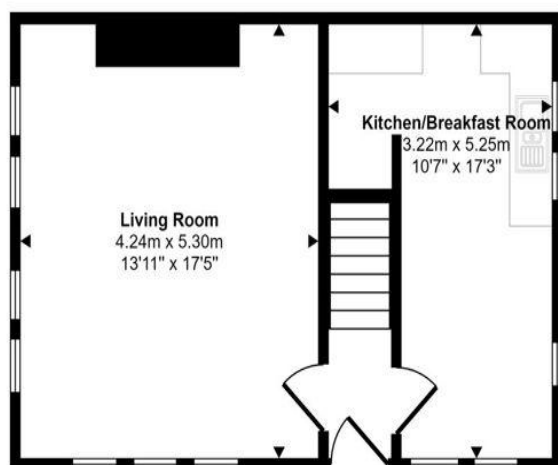
5.30m x 2.20m (17'4" x 7'2")

Double glazed velux window, radiator.

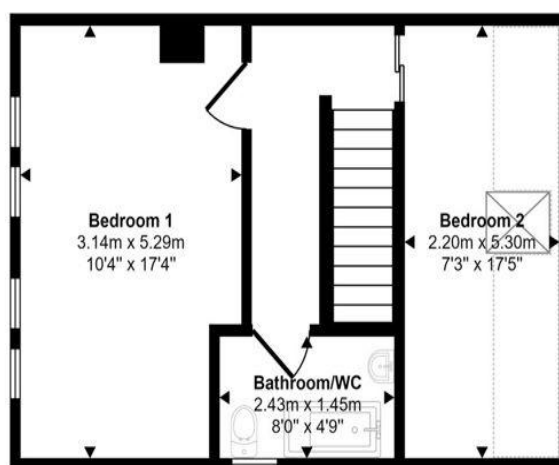
External



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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