

2 bed semi-detached house to buy in NE66

Rock Village, Rock, Rock, Northumberland, NE66 3SD

£345,000 Offers Over

x 2 x 1 x 1

Tenure

Freehold

Off Street parking

Property features

- Desirable Village Location
- Characterful traditional stone-built property
- Two Bedrooms
- Stone-built external stores
- EPC Rating E

Key Information

- Council Tax: Band C
- EPC Rating: E
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Springs
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Characterful traditional stone-built property | Two Bedrooms | Attractive village location approximately five miles from Alnwick | Generously proportioned lounge with feature fireplace | Scope for further updating and personalisation

Pattinson Estate Agents are pleased to welcome to the market this characterful stone-built property, situated within the attractive village of Rock, approximately five miles north of the historic market town of Alnwick.

This property offers generously proportioned accommodation arranged over two floors. The property retains plenty of character, with features including multi-pane windows, a feature fireplace and attractive stone elevations, while offering an excellent opportunity for a purchaser to update and personalise the accommodation to their own taste.

The ground floor accommodation comprises an entrance area, useful ground-floor W.C., fitted kitchen, utility area and a generous lounge with wood-effect flooring, feature fireplace and windows overlooking the garden.

To the first floor are the bedroom accommodation and family bathroom. The bedrooms benefit from the character created by the property's dormer-style windows and sloping rooflines, while the bathroom is fitted with a suite comprising bath, wash hand basin and W.C.

Externally, one of the property's particularly appealing features is the garden. Predominantly laid to lawn and surrounded by established hedging, shrubs and mature trees, it provides an attractive outdoor space which complements the traditional character and village setting of the property. There are also useful stone-built external stores to the rear.

Rock is a small Northumberland village surrounded by countryside and conveniently positioned for access to Alnwick and the wider Northumberland coast and countryside. Alnwick provides an excellent range of everyday amenities including shops, supermarkets, schools, leisure facilities, restaurants and public transport connections, while the A1 provides convenient road access both north and south.

The property offers considerable potential for its next owner and should appeal to purchasers looking for a traditional Northumberland home with character, garden space and scope to make their own improvements. Early viewing is recommended to appreciate the accommodation and setting on offer.

To arrange a viewing or for further information email Alnwick@pattinson.co.uk or call 01665 639110

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £345,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1850

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Oil, Open Fire

Electric: National Grid

Water: Springs

Water meter: No

Sewerage: Domestic/small sewage treatment plants

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance

Entrance into the property with access through to the ground-floor accommodation and W.C.

Lounge

4.75m x 3.97m (15'7" x 13'0")

A generously proportioned main reception room with wood-effect flooring and a large multi-pane window overlooking the garden. A traditional-style fireplace with decorative surround provides an attractive focal point to the room.



Ground Floor Bedroom / Additional Reception

4.52m x 3.30m (14'9" x 10'9")

A generously proportioned and versatile ground-floor room with carpeted flooring. Windows to front and rear elevation, provides natural light, with the room offering flexibility for use as a bedroom, home office or additional reception space.



Kitchen

3.56m x 3.33m (11'8" x 10'11")

Fitted with a range of cream wall and base units complemented by wood-effect work surfaces and white metro-style tiled splashbacks. Stainless steel sink and drainer positioned beneath the multi-pane window, freestanding cooker with extractor hood above, wood-effect flooring and radiator. Doors provide access to the adjoining accommodation.



Utility Area

3.85m x 1.36m (12'7" x 4'5")

Useful additional space adjoining the kitchen, with plumbing/space for appliances, radiator and windows including a rooflight providing additional natural light.



Ground Floor W.C.

Useful ground-floor cloakroom fitted with a white W.C. and wash hand basin, with window providing natural light.



First Floor Landing

Providing access to the first-floor bedrooms and family bathroom.

Master Bedroom

3.78m x 4.05m (12'4" x 13'3")

Generous double bedroom with carpeted flooring, radiator and a dormer-style multi-pane window overlooking the surrounding garden and greenery. The shape of the roofline adds to the character of the room.



Family Bathroom

2.70m x 2.37m (8'10" x 7'9")

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and W.C. Complementary wall panelling, patterned flooring, radiator and window.



Bedroom Two

1.90m x 3.35m (6'2" x 10'11")

A further well-proportioned bedroom with carpeted flooring and multi-pane window providing natural light

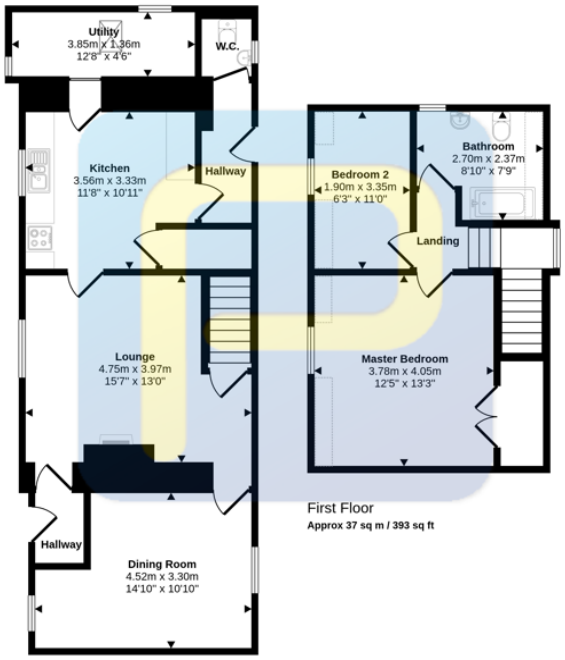


Externally

The property benefits from an attractive garden predominantly laid to lawn with paved pathways and established hedging, shrubs and mature planting creating a pleasant green setting. The traditional stone elevations of the property add considerable character, while separate stone-built stores provide useful external storage.



Approx Gross Internal Area
100 sq m / 1080 sq ft

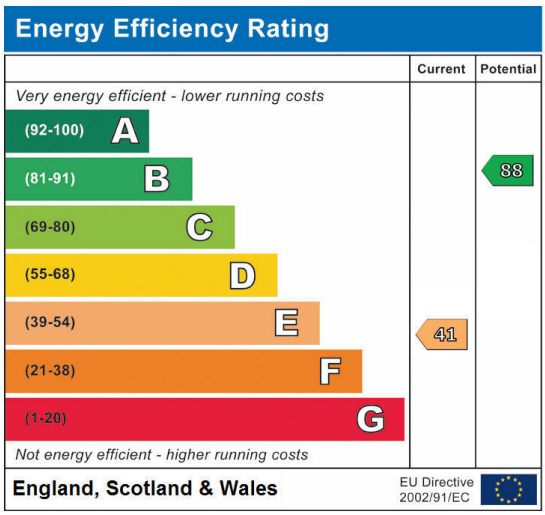


First Floor
Approx 37 sq m / 393 sq ft

Ground Floor
Approx 64 sq m / 687 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.



Rock Village, Rock, Rock, Northumberland, NE66 3SD

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

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

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