



- 3 Bedrooms
- Utility Room



- Living / Dining Room
- Bathroom WC



- Kitchen



This charming 3 Bedroom, Semi detached cottage situated in the Hamlet of Hawkwel. The Entrance Hall has stairs to first floor and door to the Lounge, the focal point of which is a multi fuel stove set within an inglenook fireplace. The Breakfasting Kitchen is fitted with a good range of units with inset sink unit to round edged work surfaces, electric oven with 4 ring electric hob and extractor over and door to the spacious Utility Room which could also be used as a Dining Room and has oil fired boiler and door to rear garden. Stairs lead to the first floor landing, with Bedroom 1 with window to the front, Bedroom 2 with window to rear and Bedroom 3 with window to front and built in storage cupboard. The Bathroom/WC has a suite in white with low level wc, pedestal wash basin, shower cubicle and bath. Externally, the south facing Front Garden with lawn, a range of plants and shrubs and paved path. The rear garden has lawn, storage shed and oil storage tank. There is vehicle parking to the side of the property. Hawkwel is close to the village of Stamfordham, with its excellent primary school, Church and pub. Surrounded by beautiful countryside, the village is well placed for commuting to Ponteland, Hexham, Newcastle International Airport and the City Of Newcastle.

#### Entrance Hall

Living / Dining Room 15'10" x 15'6" (4.830 x 4.731)

Kitchen 10'8" x 9'4" (3.273 x 2.857)

Utility Room 9'5" x 8'10" (2.884 x 2.710)

Bedroom 1 12'4" x 9'1" (3.764 x 2.788)

Bedroom 2 9'4" x 10'9" (2.868 x 3.278)

Bedroom 3 12'4" x 8'11" (3.765 x 2.719)

Bathroom WC 9'4" x 8'8" (2.848 x 2.646)



Energy Performance: Current E Potential A

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.