Goodfellows estate agents.com

6 North Side
Newcastle Upon Tyne NE19 2DG

Offers over £225,000







2 1 1

- 2 Bed End Terraced House
- Cloakroom & WC
- 16' Conservatory
- Wonderful Rural Location
- Exceptionally Spacious
- 34' Lounge/Dining Room
- 2 Large Double Bedrooms
- Stone Built with Character
- 22' Breakfasting Kitchen
- Scope for Some Cosmetic Updating

Overlooking the green in this delightful hamlet, this charming stone built end terraced house offers exceptionally spacious and superbly proportioned accommodation. With oil fired central heating and sealed unit double glazing, there is scope for some cosmetic updating, making this a wonderful opportunity to create a fabulous property to the purchasers' own taste and requirements. The generous Entrance Porch leads to the Reception Hall, with Cloakroom and WC and on to the impressive 34' Lounge/Dining Room, the focal point of which is a lovely open fireplace. There is a 22' Breakfasting Kitchen and also a spacious Conservatory. Stairs lead from the hall to the First Floor Landing, with shelved airing cupboard. Both bedrooms are very spacious doubles, with the master Bedroom being particularly generous, with fitted wardrobes, dressing table, mirror and storage cupboards over. Both bedrooms enjoys pleasant views to the front. The 'L' shaped Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over and panelled surrounds and half tiled walls.

Externally, there is a well stocked border directly to the front of the house, with a larger garden opposite, with stone wall surround, ideal for parking as well as garden use. To the rear, there are outhouses and parking.

Kirkheaton is a small and beautiful hamlet, set around a green and surrounded by wonderful countryside. There is an excellent Primary School, Village shop and Cafe in Belsay, around 5 miles away, with comprehensive shopping, schools and leisure facilities in Ponteland, some 11 miles away. Whilst in a stunning rural location, Kirkheaton is within commuting distance of Newcastle, with good road access to Ponteland, Morpeth and Hexham, as well as Newcastle International Airport.

Entrance Porch 14' x 6'10 (4.27m x 2.08m)

Reception Hall 13'4 x 11'8 (max) (4.06m x 3.56m (max))

Cloakroom 5'6 x 4'2 (1.68m x 1.27m)

WC 6' x 2'6 (1.83m x 0.76m)

Lounge/Dining Room 34' x 16'10 (10.36m x 5.13m)

Breakfasting Kitchen 22'8 x 9' (6.91m x 2.74m)

Conservatory 16'8 x 9' (5.08m x 2.74m)

First Floor Landing

Bedroom 1 18'2 x 17'8 (5.54m x 5.38m)

Bedroom 2 14'9 x 14' (4.50m x 4.27m)

Bathroom/WC 10'8 x 9'2 (max) (3.25m x 2.79m (max))















Energy Performance: Current F Potential B

Northumberland County Council 0345 6006400

Council Tax Band: E

Belsay: 5.4 Miles

Ponteland: 11.2 Miles

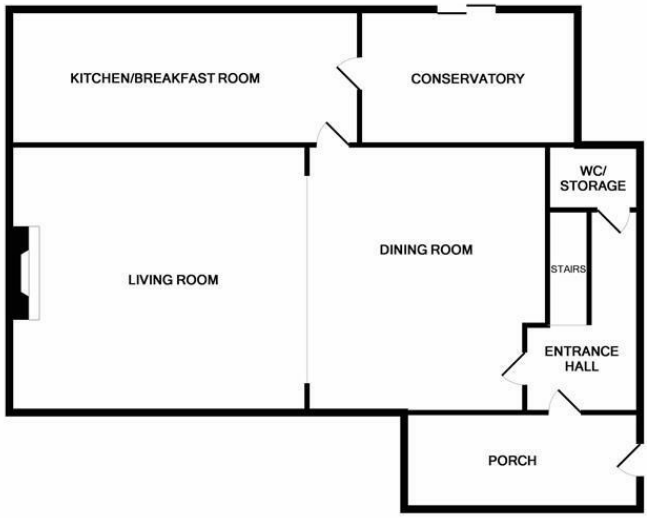
Morpeth: 14.4 Miles

Hexham: 16.5 Miles

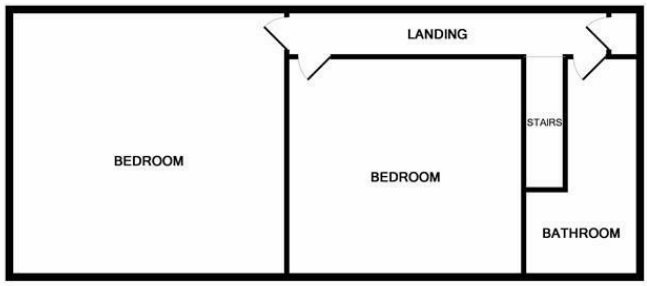
Newcastle Central Railway Station: 20 Miles

Newcastle International Airport: 12.8 Miles

11 West Road, Ponteland, Northumberland, NE20 9SU
Tel: 01661 829164 Email: office@goodfellowsestateagents.com



GROUND FLOOR
APPROX. FLOOR
AREA 1071 SQ.FT.
(99.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1744 SQ.FT. (162.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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