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CORNER HOUSE, WARK, HEXHAM
Offers Over £160,000

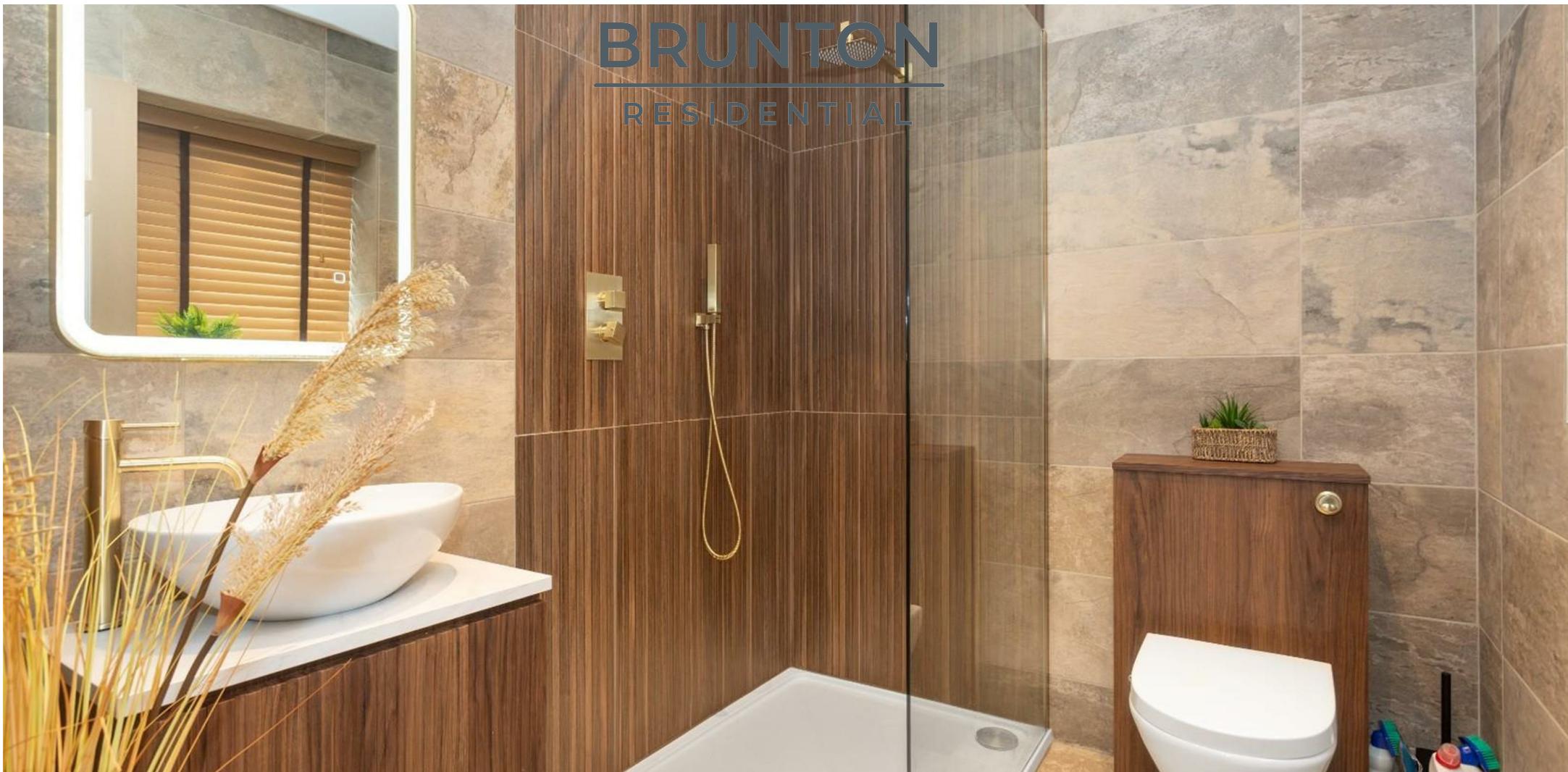
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A Beautifully Presented Two-Bedroom Semi-Detached Home in the Heart of Wark, finished to a high standard throughout, offering stylish and comfortable living in the sought-after village of Wark.

The property features a contemporary kitchen with quality appliances, a spacious lounge and two generously sized bedrooms. The bathroom is equally impressive, with a sleek, modern finish. Outside, you'll find a well-maintained garden ideal for enjoying warm evenings.

Located in the charming village of Wark, this home benefits from a fantastic range of local amenities including a well-stocked village shop, a friendly local pub, and a highly regarded primary school – all within walking distance. The area is also well-served for secondary education, with several excellent schools in nearby towns such as Hexham and Bellingham, many offering school transport options from the village.

Despite its peaceful rural setting, Wark offers good transport links. Regular bus services connect Wark to Hexham, which provides onward travel via rail to Newcastle, Carlisle, and beyond. For drivers, the A68 and A69 are easily accessible, offering convenient routes across Northumberland and into the wider region.

Surrounded by the stunning Northumberland countryside and within reach of everything you need, this is an ideal home for first-time buyers, downsizers, or anyone looking to enjoy village life in a beautifully finished property.

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The home is accessed via a front door into a small hallway with an eye-catching mosaic tiled floor. Ahead is the staircase to the first floor, while to the left sits a spacious and carefully designed living room. This room features high-quality herringbone wood flooring, a large tiled hearth with wooden lintel, and a wood burning stove as the central focal point. The layout comfortably accommodates both lounge seating and a dining area. From the living room, there is access to a well-equipped kitchen, where the herringbone flooring continues. The kitchen is fitted with modern base and wall cabinets arranged to maximise storage and functionality, and it includes an integrated fridge freezer, hob and oven, a stainless steel sink with mixer tap, tiled walls, and space for additional appliances. An external door leads directly from the kitchen to the rear courtyard.

The first floor comprises two bedrooms: a versatile single room, ideal as a child's bedroom, nursery, or home office, and a generously sized, tastefully decorated double bedroom. These are served by a contemporary family bathroom fitted with a large walk-in shower, tiled walls, wash basin, and WC. A useful storage cupboard is also located on the landing.

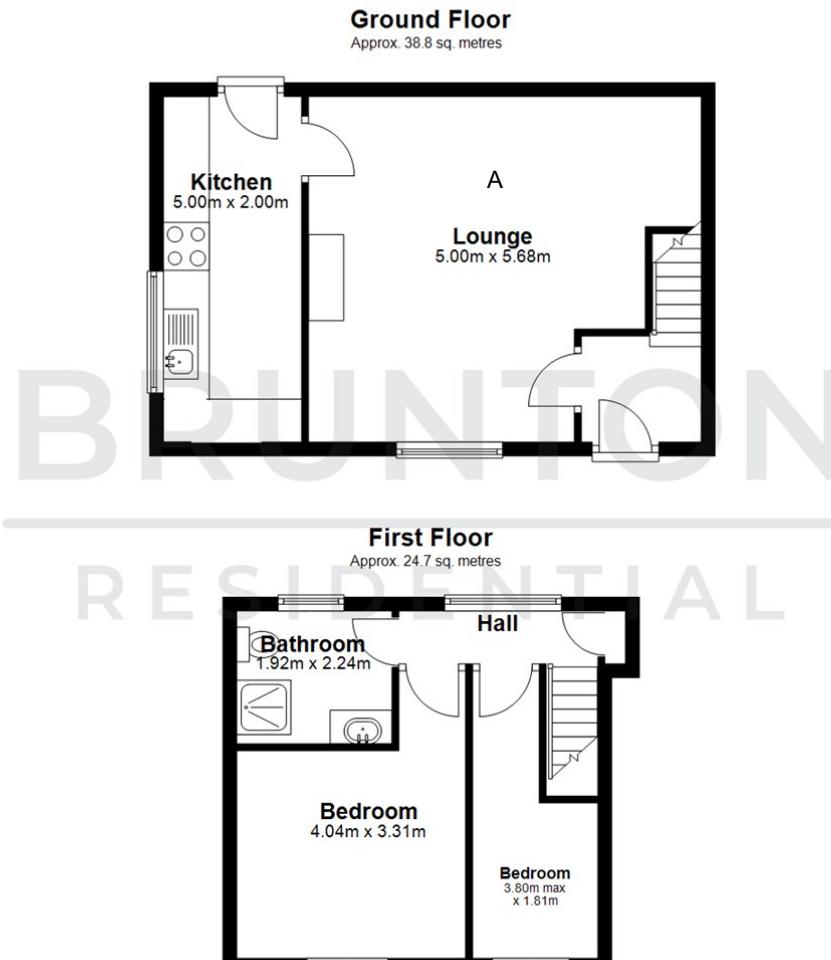
Externally, the property benefits from a private, low-maintenance courtyard garden enclosed by fenced boundaries. The space has been attractively finished with decorative trellises, potted shrubs and small trees, neat paving, and a practical storage container.



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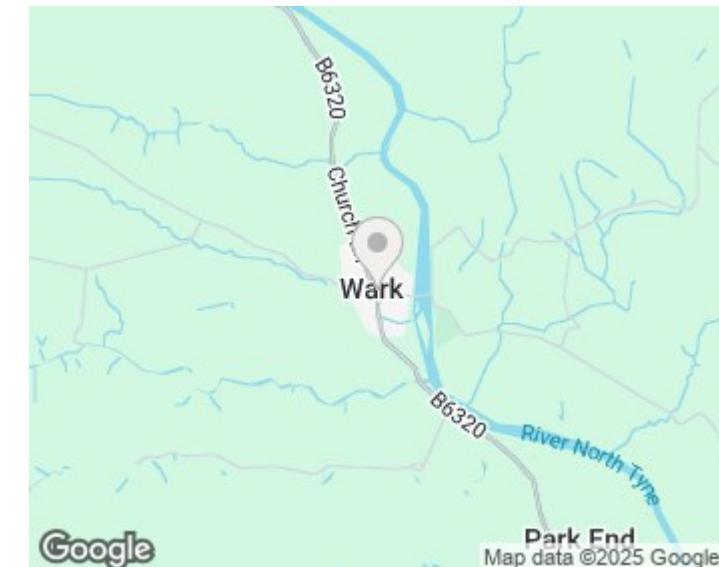
TENURE : Freehold



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		42
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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