



West View

Catton

- Detached
- Bungalow
- Two Bedrooms
- Gardens and Driveway
- Freehold

Offers In The Region Of £ 200,000



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West View Cottage

Catton

This charming detached property in Catton is now available for sale. Situated on the edge of the village, this pretty cottage is in good condition and offers a peaceful and quiet living environment.

The property features one reception room with large windows offering picturesque countryside views, creating a bright and airy living space. The kitchen is of good proportion and is located at the rear of the home.

There are two double bedrooms, both benefitting from an abundance of natural light and ample space for storage. The bathroom is of good size, providing comfort and convenience for the household.

Additional features of this property include parking facilities. A block paved driveway to the front of the home and a convenient bus stop right outside. There is a lovely front garden and a low maintenance rear garden which is mostly paved, secured via a stone wall with the benefit of a brick-built storage shed.

The location is ideal for those who appreciate local amenities, green spaces, and historical features, as well as access to walking and cycling routes. The strong local community adds to the appeal of this lovely home.

Don't miss out on the opportunity to own this delightful property in a sought-after location. Contact us today to arrange a viewing 01434 601616

Room Sizes

Lounge 14'10 x 13'03 (into alcove)

Kitchen 8'02 x 8'06

Bedroom 11'08 x 10'10

Bedroom 8'04 x 10'11

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Oil

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Block paved Driveway to front of property

MINING

The property is not known to be on a coalfield and is not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes

Outstanding building works at the property: No

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B EPC RATING: TBC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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