



9 Southside Butterknowle DL13 5JS

- **2 Bedroom Mid Terrace Cottage**
- **Open Views Front and Rear**
- **Viewing Essential**
- **Village Location**
- **Rare To Sales Market**
- **No Onward Chain**

Offers In The Region Of £95,000

9 Southside, Butterknowle

Rea Estates offer to the sales market this Two Bedroom Mid Terrace Cottage situated in a much sought after semi-rural location.

Southside is a small community, which lies in open countryside approximately one mile north of Butterknowle, situated between the market towns of Bishop Auckland (7 miles to the east) and Barnard Castle (6 miles to the south-west).

There are many public footpaths, both in the immediate area and surrounding countryside of Teesdale and nearby Weardale, making this a popular destination for walkers, being an Area of Outstanding Natural Beauty.

The internal layout briefly comprises, Entrance Vestibule, a spacious Lounge with double doors opening to a Kitchen Diner and rear vestibule with door to rear garden.

To the first floor there is a Family Bathroom and Two Double Bedrooms.

Externally to the rear of the property there is an enclosed courtyard garden.

In our opinion this property, which is offered for sale with no onward chain is competitively priced to reflect that a degree of modernisation is required (the adjoining property is currently undergoing an extensive programme of modernisation) and should prove of great interest to a variety of purchasers. An early viewing is highly recommended.

Entrance Vestibule

uPVC entrance door to vestibule with staircase rising to the first floor and door to:

Lounge:

14'8 x 14'2 (4.46m x 4.30m)

A well-proportioned lounge the focal point of which is an artisan fireplace with a multi fuel boiler inset to the inglenook, to provide efficient heating.

Window to the front elevation, offering far reaching open views, exposed beamed ceiling, alcove bookshelves, under stairs cupboard and slate flooring. French doors opening to kitchen diner.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Kitchen Diner:

16'4 x 10'10 (4.97m x 3.31m)

The kitchen diner provides ample space for family dining and entertaining.

Fitted with a range of base and wall units, laminated work surfaces with ceramic one and a half bowl sink unit and tiled splash backs. Integrated electric oven, hob and extractor hood, space and plumbing for washing machine. Window to the rear elevation, exposed beams and slate flooring.



First Floor Landing

Loft access hatch and doors to:

Bedroom One:

14'5 x 13'4 (4.39m x 4.06m)

Double bedroom situated to the front of the cottage with excellent views to the south over open countryside, providing ample space for a range of free standing furniture. Original latched door and over stair storage cupboard.



Rear Vestibule

Shelved household cupboard and timber door to rear garden.

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Bedroom Two:**11'0 x 10'2 (3.35m x 3.09m)**

Double bedroom with open views to the rear.

**Externally**

To the rear of the cottage there is a small courtyard garden with patio and open views across pastureland.

**Open Views To Front****Bathroom:****7'5 x 6'0 (2.26m x 1.85m)**

Comprising; electric shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Window to the rear.



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