



2 Hawkwell
Stamfordham





2 Hawkwell, Stamfordham, Northumberland, NE18 0QU

Guide Price £295,000

A lovely traditional stone built cottage, located in the quiet rural hamlet of Hawkwell, on the edge of Stamfordham village. The three bedroom cottage has been refurbished by the current owner in 2016 with a new kitchen and bathroom and benefits from a beautiful front garden, enjoying a lovely south facing aspect, and a detached garage accessed via the lane to the rear.

The cottage has accommodation over two floors, and benefits from double glazed windows, a stylish fitted kitchen and bathroom/wc and recently fitted oil tank and boiler. Hallway | Sitting room with feature fireplace | Attractive galley style kitchen with cream cabinets and integrated hob, oven, dishwasher, washing machine and fridge/freezer - a door opens to the rear lane and garage | First floor landing | Three bedrooms | Bathroom/wc | Beautiful long front garden with stone wall to the boundary | Courtyard area to rear | Detached garage.

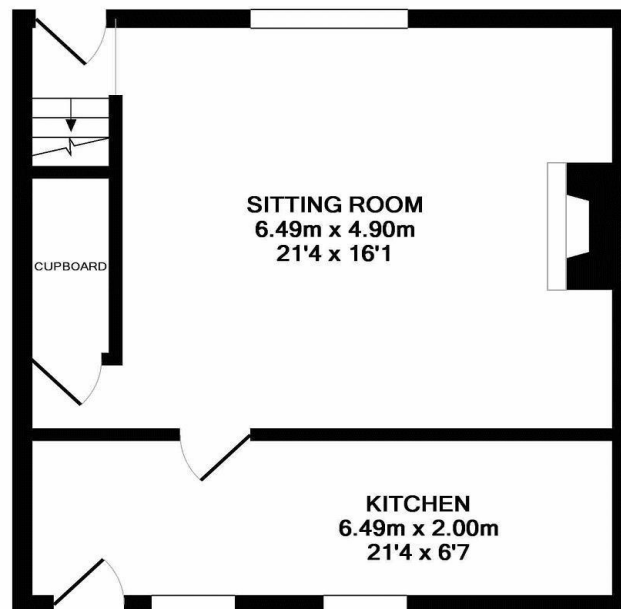
Stamfordham village offers a range of local amenities including Stamfordham First School, two pubs, Doctors Surgery and is ideally placed for Ponteland village, with its wide variety of shops, cafes and bars/restaurants, as well as excellent schooling for all ages. The cottage is well placed for easy access to the A69, for commuting to Newcastle city centre (14 miles), Ponteland village (6 miles), Corbridge (9 miles) and Newcastle International Airport (9 miles) - approximate distances.

Services: To be confirmed | Council Tax: Band C | Energy Performance Certificate: Rating D

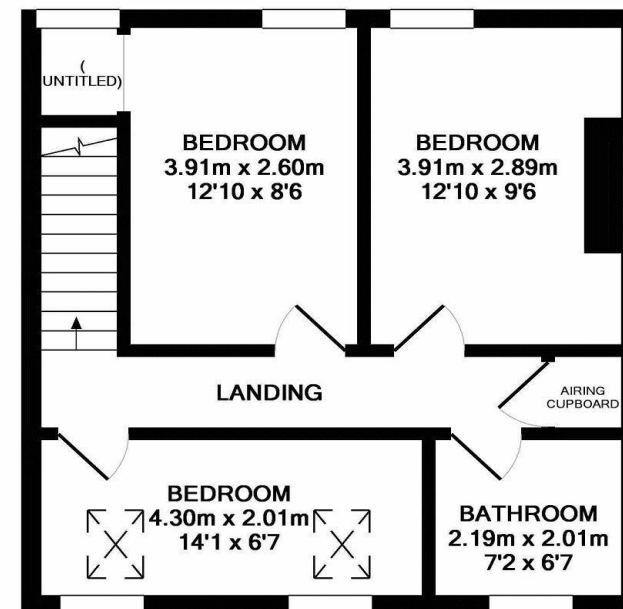








GROUND FLOOR
APPROX. FLOOR
AREA 44.8 SQ.M.
(482 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.0 SQ.M.
(473 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.7 SQ.M. (955 SQ.FT.)

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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