



25 Baliol Road | Stocksfield

Offers Over | £250,000

Beautifully positioned on a corner plot, this semi detached family home faces south west and south east ensuring it benefits from sunlight throughout the day. It offers three bedrooms, a ground floor extension, garage and driveway parking as well as gardens to the front and rear.



Light & Deceptively Spacious Ground Floor

Double wrought iron gates lead down the private driveway and stepped path to the lovely and well maintained front patio which extends past the front door. This uPVC front door is partially glazed with additional window to the side providing a beautifully light and welcoming hallway.

The hallway itself is incredibly spacious with a storage cupboard under the stairs as well as hanging space for coats. It provides access to all of the main rooms on the ground floor.

The first door on the left leads into the dining room which has dual aspect windows facing both south east and south west. The windows in this room, as with the majority of the house, are incredibly large and allow tremendous amounts of natural light.

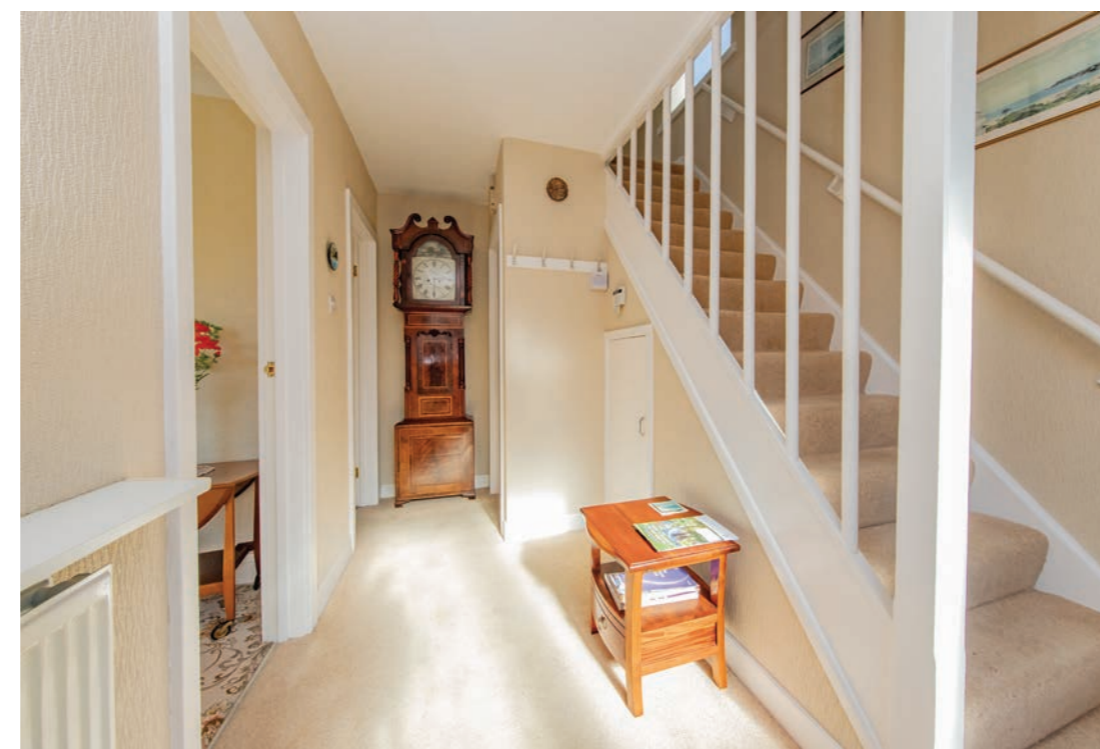
This room is open to the living room which also benefits from a large south west facing window. There is built in storage sitting to both sides of the protruding chimney breast.

Across the hallway from the living room lies the kitchen with space for a small dining table. The kitchen itself has both wall and floor mounted cupboards and ample drawer space. There is a stainless steel sink with window above which overlooks the rear courtyard area with quaint lawned tiers. The walls are tiled to dado height and around the back of the worktop; there is also space for an oven.

A door leads through to the extension which houses a utility with additional sink, storage, plumbing for washing machine, back door, and wall fixed cabinet.

There is also a ground floor shower room with two piece suite including pedestal style basin and walk in shower. This room benefits from natural light via a south west facing window to the front.

Stairs lead to the first floor.



First Floor

The landing is a beautifully light space with charming angled bay window offering an attractive feature. There is also a drop down ladder providing access to the loft.

There are three bedrooms on this floor, the largest bedroom faces out to the south west, overlooking the garden with partial valley views and mature trees above the rooftops opposite. There are various pieces of built in furniture including four double door wardrobes; one with mirror front. This is a generously sized room which would easily fit a double bed.

The next double bedroom sits on the corner of the house facing both south west and south east, it shares similar views to that of the first bedroom with its dual aspect ensuring it is incredibly bright. It also has a great amount of built in wardrobes providing plenty of storage space.

The third bedroom faces out to the south east and benefits from built in storage cupboard above the stairs.

The final two rooms on the first floor are the family bathroom with separate WC. The bathroom has two piece suite, two windows, airing cupboard containing boiler and part tiled walls. The separate WC is located next door so could potentially be made in to one large family bathroom.



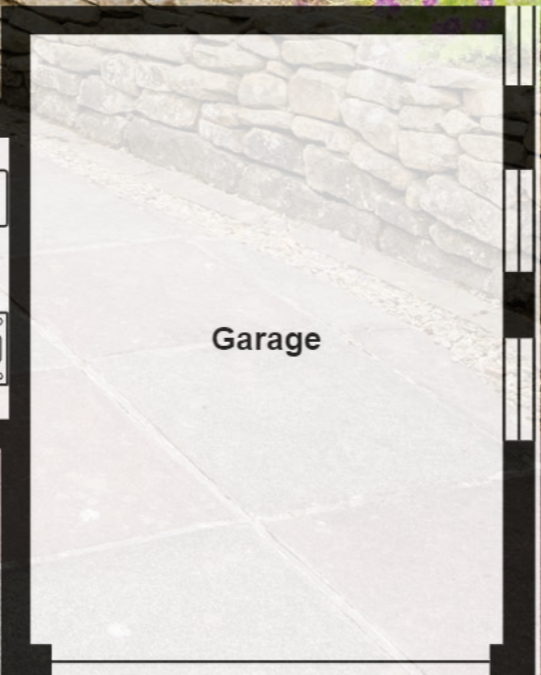
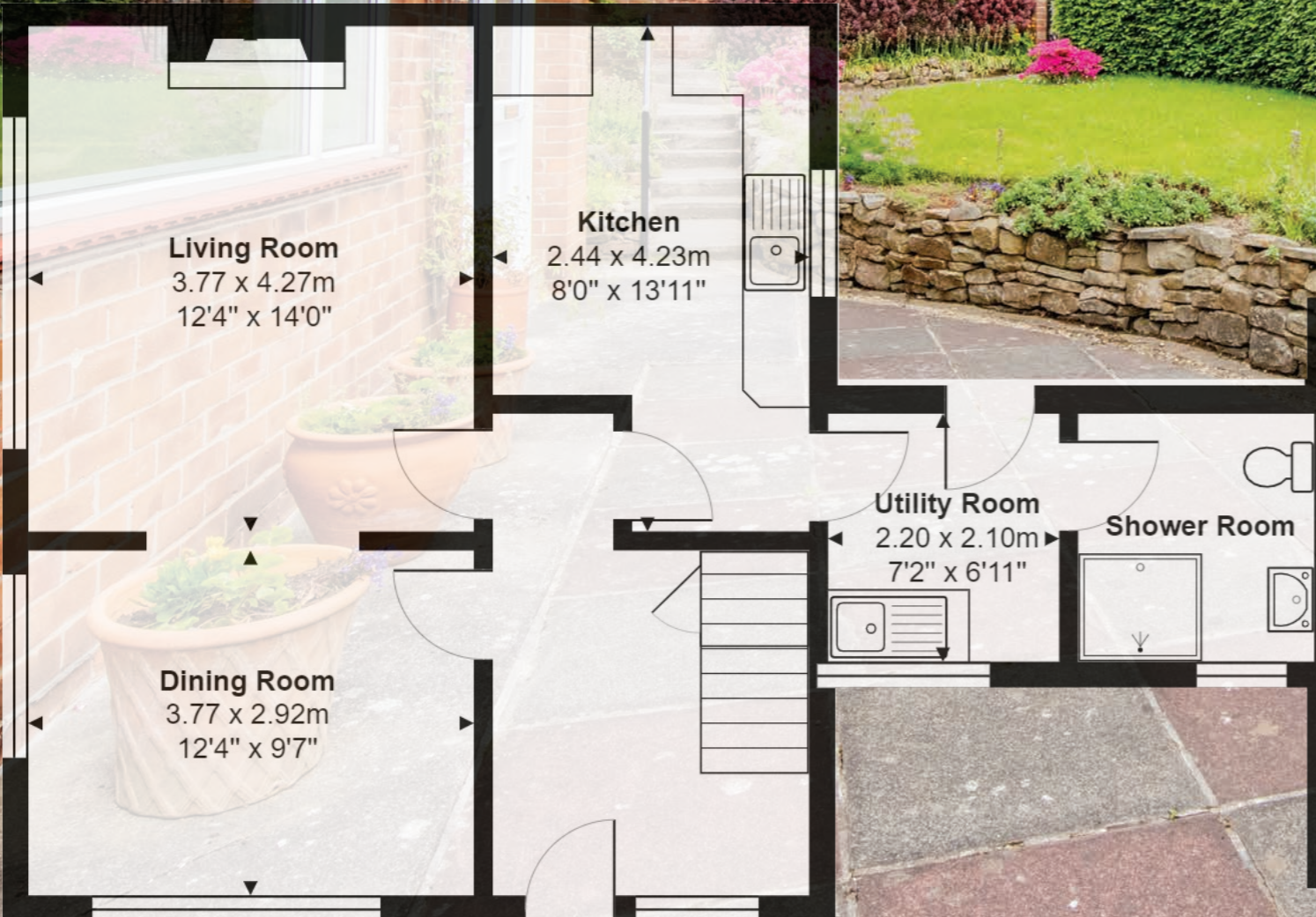
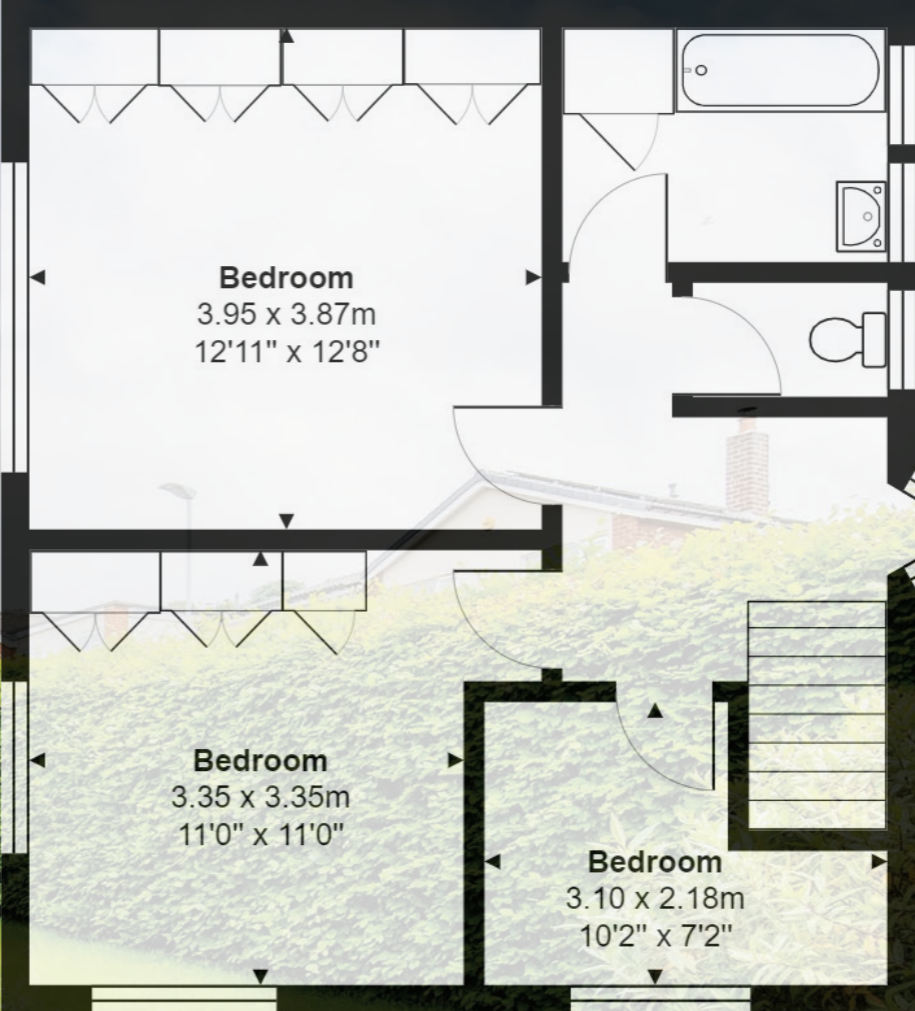
Generous & Sunny Corner Plot

In addition to the spacious driveway parking and garage, the external space of 25 Baliol Road is rather generous. On the south east face there is a large flagged patio with raised beds neatly bordered by lawn. The boundary is marked by a mature beech hedge providing year round privacy. This patio extends round to the side and south west of the property, which then opens up to provide a good sized lawn with path positioned adjacent to the property.

Small steps lead down the side of the driveway and to the rear where a small courtyard can be found, providing access to the back door. There are a couple of tiers of lawn as well as attractive shrubs for personalisation.



Floor Plans





Finer Detail

FULL ADDRESS

25 Baliol Road, Stocksfield, NE43 7JU

GROUND FLOOR

Central Hallway | Living Room | Dining Area | Kitchen | Utility | Ground Floor WC

FIRST FLOOR

Three Bedrooms | Bathroom | Separate WC

EXTERNAL

Driveway Parking | Garage | Large Patio | Front & Rear Gardens

Distances

Corbridge 7 miles | Hexham 13 miles | Newcastle 17 miles | Newcastle Airport 15 miles

Services

Mains Services

Council Tax Band | C

Tenure | Freehold

EPC | TBC

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