





28 Front Street

Westgate, Weardale

Charming 2 bed semi-detached house in Westgate with river views. En suite bathroom, new kitchen, south-facing garden and stone outbuilding, ideal for outdoor entertaining. Beautiful home in a rural village in an Area of Outstanding Natural Beauty.

Council Tax band: B

Tenure: Freehold

- 2 bedroom semi detached house
- South facing rear garden
- Stone outbuilding for storage
- Recently fitted new kitchen
- Main bathroom PLUS En suite
- uPVC windows throughout
- Views across the River Wear
- Located in Westgate in an Area of Outstanding Natural Beauty



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Porch

8' 3" x 3' 0" (2.52m x 0.92m)

External access onto Front Street is via the porch. The porch features expansive uPVC windows, a tiled floor, neutral decoration and provides access through to the kitchen.

Kitchen

14' 2" x 4' 3" (4.32m x 1.30m)

Accessed directly via the hallway is the kitchen. Recently fitted and boasting a good range of over-under traditional shaker style storage cabinets with modern black fittings plus under cabinet lighting, this kitchen benefits from a high specification finish. Integrated appliances include an electric oven, electric hob, washing machine and fridge. The kitchen further benefits from tiled floors, spotlights and a large uPVC window allowing for lots of natural light.







Living room

13' 6" x 14' 4" (4.11m x 4.38m)

Found at the rear of the property with views south over the garden and to the river beyond, the living room is neutrally decorated and naturally bright benefiting from a large uPVC window. The living room also features a brick fireplace with timber mantel and electric fire in a log burner style.

Dining room

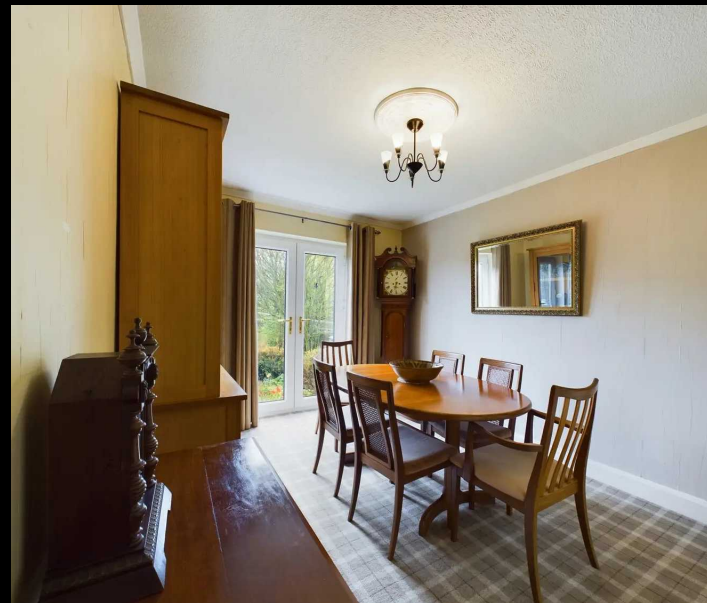
9' 8" x 11' 9" (2.95m x 3.57m)

Accessed through the living room and found at the rear of the property is the dining room, boasting uPVC patio doors directly onto the garden and benefiting from river and garden views. The dining room is a sizable room with ample space for a table and additional free standing furniture.

Hallway

3' 1" x 4' 0" (0.93m x 1.21m)

Upon entering the door from the garden you find yourself in the hallway. The hallway provides access through to the living room on the left and up to the first floor bedrooms and bathroom.







Landing

16' 2" x 2' 11" (4.92m x 0.90m)

The landing is neutrally decorated and provides access to the property's 2 bedrooms and the main bathroom.

Bedroom 1

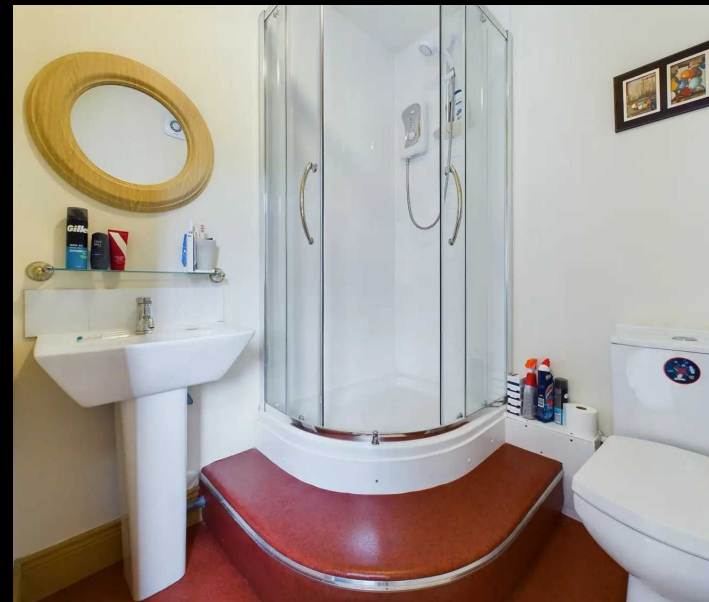
9' 11" x 11' 5" (3.02m x 3.47m)

Bedroom 1 is a spacious double bedroom found at the rear of the property and featuring views south over the garden and down to the river beyond. Neutrally decorated and naturally bright the bedroom offers ample space for free standing storage furniture and has the benefit of an En suite bathroom. Loft access is gained via a hatch in bedroom 1 with a pull down ladder.

En suite

3' 10" x 3' 1" (1.16m x 0.94m)

The En suite to bedroom 1 provides a corner shower unit with electric shower, hand wash basin, heated towel rail and a WC.





Bedroom 2

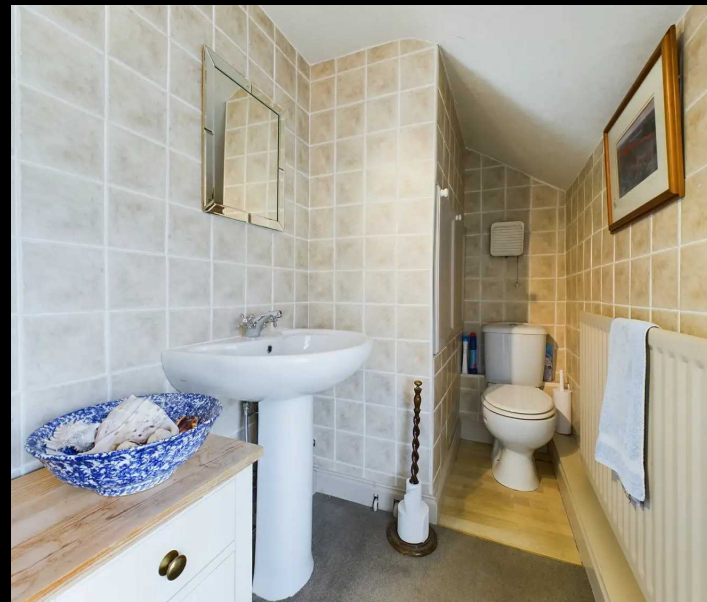
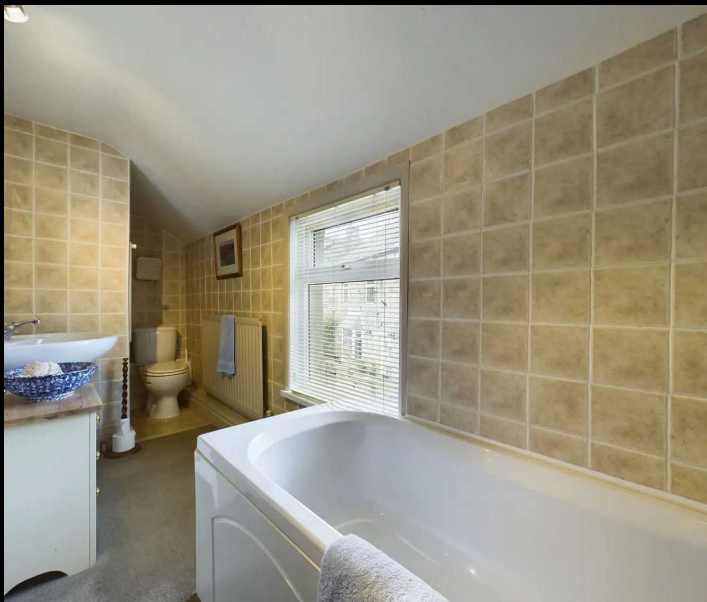
9' 7" x 15' 7" (2.92m x 4.76m)

Bedroom 2 is a generous double bedroom with ample space for free standing storage furniture. The room benefits from a dual aspect allowing for lots of natural light with views south over the garden and down to the river beyond.

Bathroom

14' 2" x 4' 2" (4.31m x 1.28m)

The property's main bathroom benefits from a bath with overhead shower attachment, hand wash basin and a WC. The bathroom features full height tiled walls and a large uPVC window.



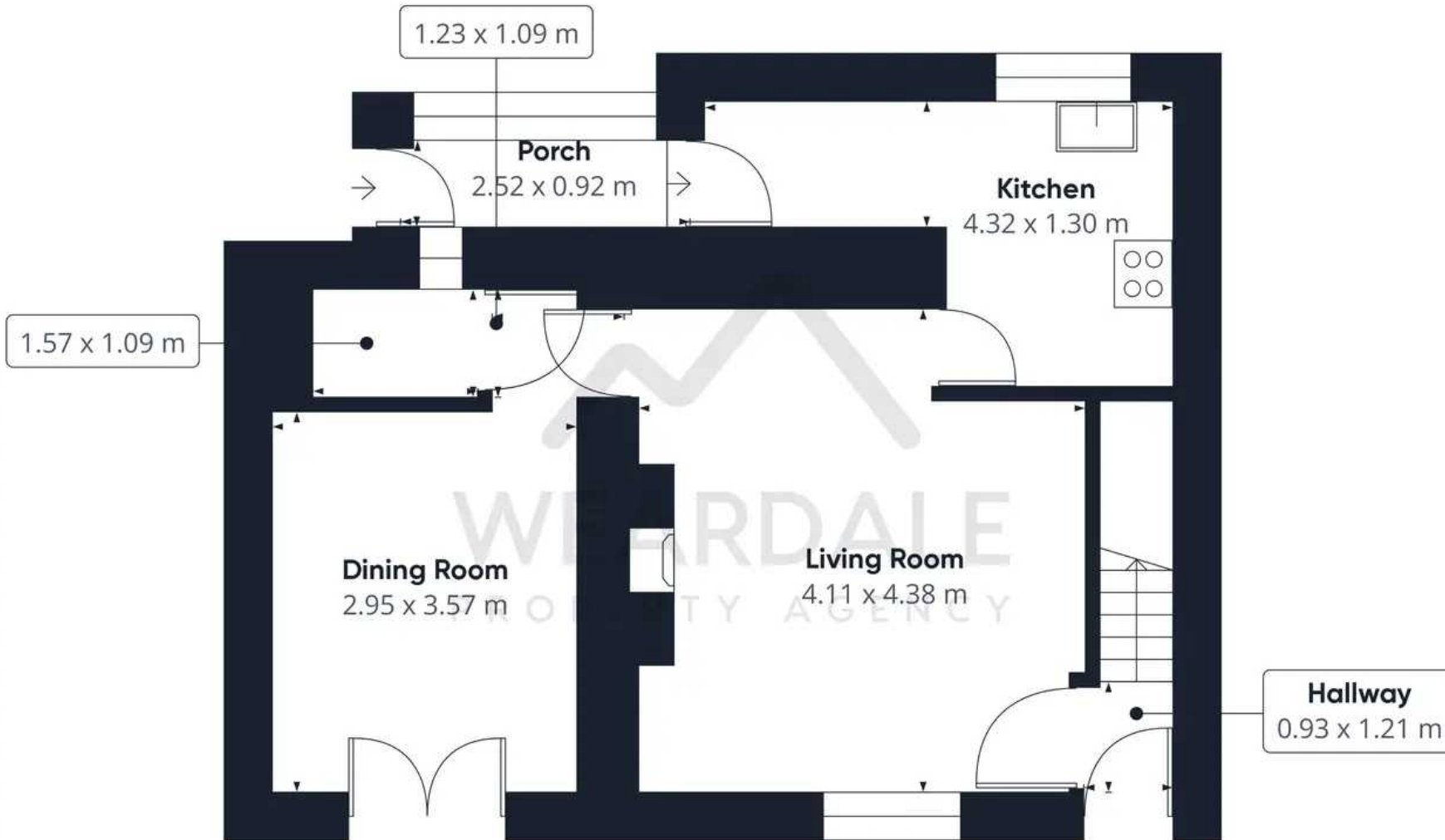




Garden

Accessed via a gate at the side of the property is a charming south facing rear garden with open countryside views. The garden also benefits from a stone outbuilding ideal for outdoor storage and an area of hardstanding provides ample space for outdoor seating and dining. The garden is mainly laid to lawn with a planter border and views over the River Wear. An additional stone outbuilding houses the property's oil tank which fuels the central heating.



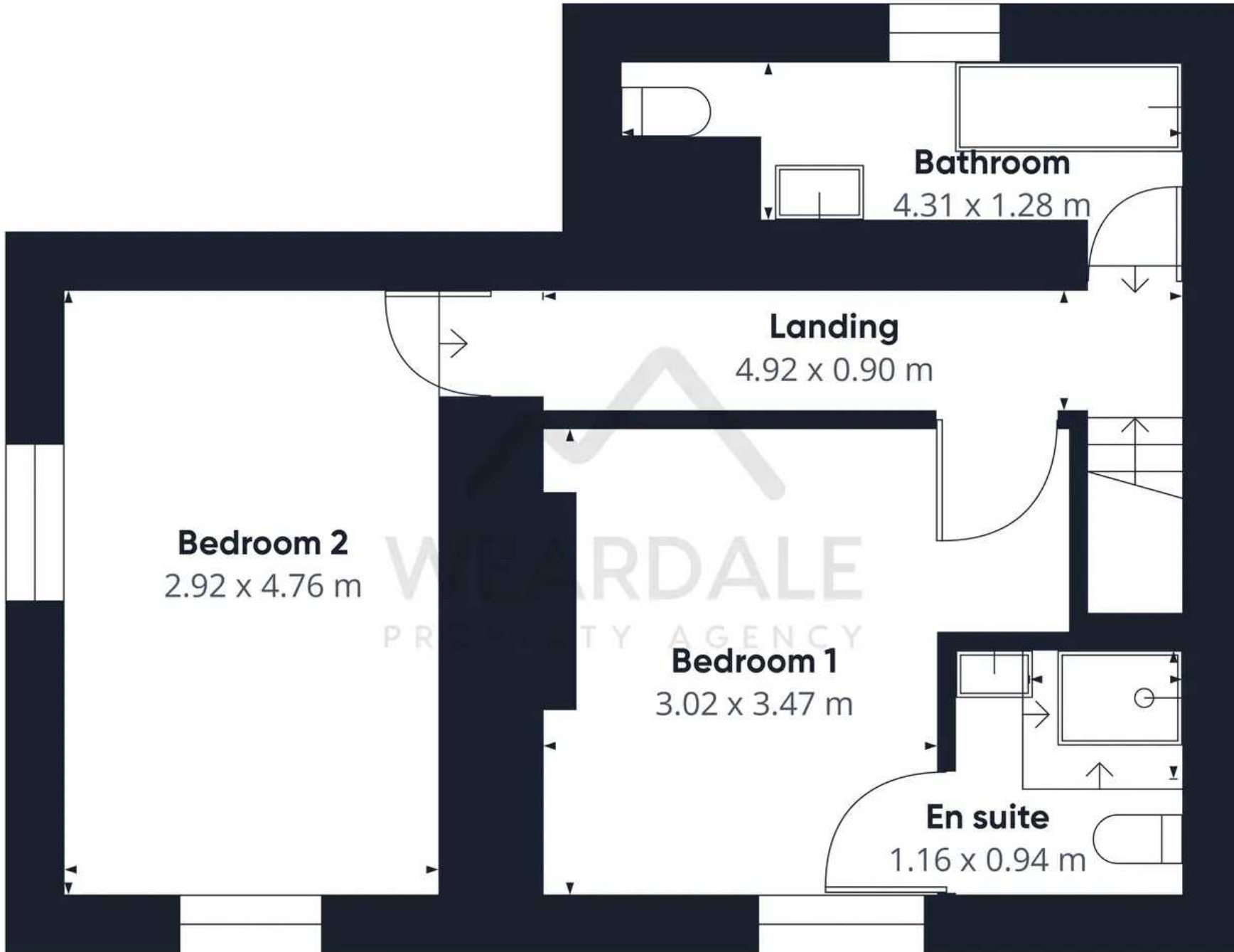


Approximate total area⁽¹⁾
44.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Approximate total area⁽¹⁾
39.76 m²

(1) Excluding balconies and terraces

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Although every care has been made to ensure that these particulars are accurate, no responsibility for any inaccurate information can be accepted, the information is provided as a general guide only and does not form part of any contract. All measurements are approximate. Any intending purchaser should satisfy themselves of the accuracy of the information and should not rely solely on the information outlined in this advertisement.



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