





# 4 Church Cottages, NE67 5AS 4 BEDROOM £450,000 Freehold

# **PROPERTY FOR SALE**

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The Property Ombudsmar

# Summary

Mansons are delighted to bring the sales market this four-bedroom, stone-built terraced cottage with an adjoining annex. Situated in the extremely soughtafter Coastal Village of Beadnell, it offers a fantastic prospect to anyone looking to enjoy the charms of village life and explore the Northumberland coastline. A great investment opportunity, whether as a main residence, second home, holiday let or a combination of all.

The accommodation on offer briefly comprises; entrance, porch which provides access to the reception hall with an understairs storage cupboard, WC with tiled splashbacks, lounge with a revealed stone wall and dining kitchen with a range of fitted walls & floor units.

Stairs to the first-floor landing provide access to two bedrooms with one featuring a period fireplace and an ensuite shower room with tiled floors & splashbacks.

# **Key Features**

# Location

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Environmental Impact (CO <sub>2</sub> ) Rating			Energy Efficiency Rating
	Current	Potential	
Very environmentally friendly - lower CO2 emissions	54	<b>7</b> 9	Very energy efficient - lower running costs
(92- \Lambda			(92· A
(81-91)			(81-91) <b>B</b>
(69-80)			(69-80)
(55-68)			(55-68)
(39-54)			(39-54)
(21-38) F			(21-38)
(1-20) G			(1-20)
Not environmentally friendly - higher $\mathrm{CO}_2$ emissions			Not energy efficient - higher running costs
	U Directive 002/91/EC		England & Wales



Current Pote

54

EU Directive 2002/91/EC 79



# THE PROPERTY COMPRISES

#### Entrance

Into ...

## Porch

With an electric meter cupboard and door through to the ...

## **Reception Hall**

Double central heating radiator, understairs storage cupboard & doors off to ... (Measurements: to widest point L-shaped) 3.76m (12'5'') x 2.97m (9'9'')

WC

Basin, tiled splash backs & floors. Extractor fan.

## Lounge

Coving, log-burning stove on tiled hearth with revealed stone wall & double central heating radiator. 4.79m (15'9'') x 3.94m (13'0'')

## **Dining Kitchen**

Range of fitted wall & floor units, sink & mixer tap, integrated ceramic hob, electric oven, dishwasher & washing machine. Tiled splash backs & floor. With double central heating radiator. 4.77m (15'8'') x 4.24m (13'11'')

Stairs

Stairs from hallway to the ...

## **First Floor Landing**

Central heating radiator.







