



MICHAEL HODGSON

estate agents & chartered surveyors





## SCOTTS HOUSE FARM, NEWCASTLE ROAD, £159,950

The property comprises of a superb ground floor floor flat set within a historic building situated in an excellent position providing commuting to both Newcastle and Sunderland, the apartment is also convenient for the A19 and A1 (M) trunk roads. The flat has an impressive entrance hall with stone flagged floors and attractive staircase and boasts modern decor whilst retaining many period features and charm briefly comprising of: Entrance Hall, Living Room, Kitchen / Dining Room, 2 Bedrooms, En Suite Bathroom and an En Suite Shower Room. Externally there are extensive communal grounds and courtyard parking. There is a garage situated within a separate block. Viewing of this lovely home is highly recommended.

Ground Floor  
2 Bed  
Living Room  
Stunning Location

Mansion House  
Flat  
Kitchen / Dining Room  
EPC Rating: D



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### Entrance Vestibule

Double radiator, laminate floor

### Living Room

16'2" x 13'6"

The living room has a large timber framed sash style single glazed window, feature fireplace with electric fire, laminate floor, double radiator

### Kitchen / Dining Room

18'1" x 9'11"

The kitchen has a range of floor and wall units, tiled splash back, tiled floor, stainless steel sink and drainer with mixer tap, electric oven, gas hob, plumbed for washer, glass display cabinets, double radiator

### Separate WC

Low level wc, wall hung wash hand basin, part tiled walls, tiled floor

### Bedroom 1

12'2" x 19'7"

Range of fitted wardrobes with storage over the bed space, single glazed sash style window, laminate floor, radiator

### En Suite Bathroom

White suite comprising low level wc, wash hand basin with mixer tap set on a vanity unit, bath, tiled walls and floor, recessed spot lighting, extractor

### Bedroom 2

9'10" x 15'7"

Single glazed sash style window, laminate floor, range of fitted wardrobes, radiator

### En Suite Shower

Shower cubicle with tiled splash back

### Externally

Externally there are extensive communal grounds and courtyard parking

### Garage

Garage in a separate block

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### ESTATE AGENT OF THE YEAR AWARDS

NORTH EAST ESTATE AND LETTING AGENT OF THE YEAR 2012 & 2013 MICHAEL HODGSON have AGAIN scooped the top awards at The Estate Agent Of The Year Awards in London hosted by TV presenter Phil Spencer in both SALES AND LETTING'S. The awards are based on votes received by sellers and buyers for the service they received. 2012 & 2013 affirms they really are the top of their field having won Best Estate Agent in the NORTH EAST for 2012 & 2013. The ESTAS are the only awards in the industry that are voted for by customers. These awards recognise the highest standards of customer service in the estate agent industry based on research conducted amongst sellers, buyers and landlords throughout the UK.

# M I C H A E L   H O D G S O N

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