



The Gables, Thornley Gate
Allendale, Hexham, NE47 9NH

The Gables

Allendale

Hexham

Northumberland

NE47 9NH

Charming stone built three bedroom semi-detached property offering well-proportioned accommodation, pleasantly situated within the popular village of Allendale.

- Three bedrooms
- Three reception rooms
- Stone and slate built
- Well proportioned accommodation
- Air source heat pump
- Countryside views
- Popular location
- Energy efficiency rating E (45)



youngsRPS 

Youngs Hexham 01434 608980



DESCRIPTION

Charming stone built three bedroom semi-detached property offering well-proportioned accommodation, pleasantly situated within the popular village of Allendale.

The front door opens into the entrance lobby through to the hallway and cloakroom. There are three reception rooms including a living room to the front elevation with a bay window and a multi fuel stove set within an inglenook with stone hearth. Dining room which enjoys French doors leading out to the rear of the property and a garden room with vaulted ceiling, French doors and bi-fold doors to the rear. The kitchen is fitted with a range of wall and base units with laminate work surfaces and integral appliances including a ceramic hob and double oven. Stairs from the hallway lead up to the first floor where there are three good sized bedrooms with two of the bedrooms benefitting from built in storage. Completing the first floor is the family bathroom with panelled bath, separate shower cubicle, wash hand basin and WC.

Externally to the front of the property there is a south facing patio/garden area. To the rear there is an enclosed patio with picturesque countryside views.



LOCATION

The village of Allendale offers many local amenities including a well stocked supermarket, butcher, doctors surgery, pharmacy, cafes, pubs, playpark, art gallery, beautician and primary school. The nearby historic town of Hexham provides a wider selection of amenities with larger supermarkets, a good range of shops and restaurants, professional and recreational services and a hospital. The main A69 provides excellent commuter access to both Newcastle and Carlisle and can be accessed at Hexham or Haydon Bridge. Aside from road links both also provide rail links to the east and west, whilst Newcastle Airport is also readily accessible.

SERVICES

Mains electricity, water and drainage are connected. Heating via an air source heat pump, also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band D.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

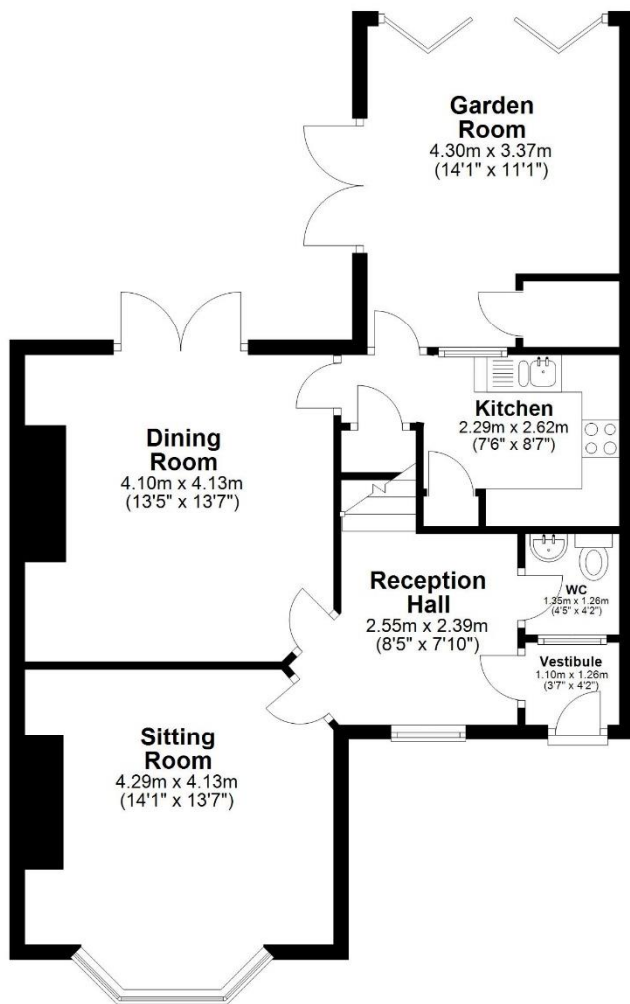
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



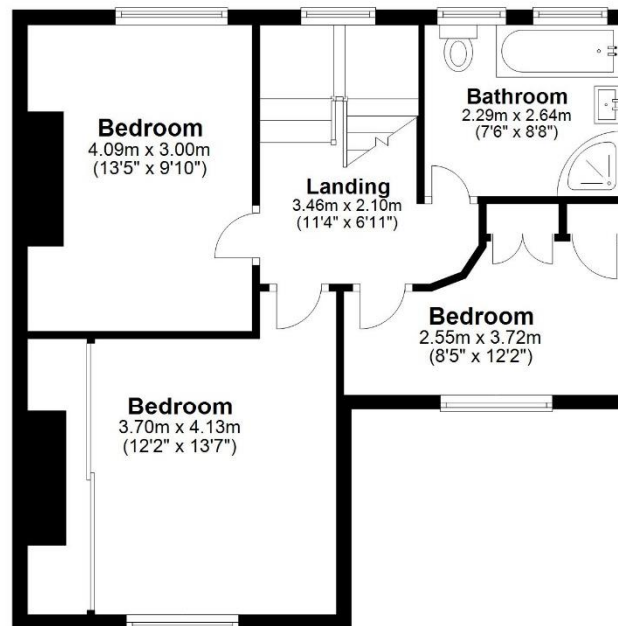
Ground Floor

Approx. 66.7 sq. metres (717.8 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 118.2 sq. metres (1271.8 sq. feet)

Plan produced using PlanUp.

The Gables, Thorneygate

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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