



12 Orchard Gardens
Haltwhistle, NE49 0DE

youngsRPS 

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Offered for sale with no forward chain, this is a three bedroom mid-terraced home, in immaculate condition throughout.

- No forward chain
- Mid terraced home
- Three bedrooms
- Immaculate condition throughout
- Ideal first time home or investment opportunity
- Off street parking
- Well maintained garden
- Energy efficiency rating C



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01434 608980



DESCRIPTION

The accommodation enjoys the benefit of full double glazing and gas fired central heating and will undoubtedly appeal to first time buyers, young families as well as buy-to-let investors.

This is a three bedroom mid-terraced home, in immaculate condition throughout comprising; entrance hall with solid front door and glazed inset, cloakroom wash hand basin, low level WC and tiled splash back. The living room has laminate flooring, a window to the front elevation and stairs leading to the first floor, the kitchen is fitted with an excellent range of wall and floor cabinets having contrasting worktops incorporating a one and a half bowl stainless steel sink with single drainer and mixer tap over, four ring gas hob cooker with stainless steel extractor canopy above and double ovens under, plumbing for washing machine, integrated fridge/freezer with matching fascia's, spacious dining area with glazed double doors onto patio and garden beyond.

To the first floor the landing houses a large storage cupboard and leads to the master bedroom to the rear with fitted wardrobes, second bedroom to the front and third bedroom to the rear. Also on the first floor is the family bathroom including panelled bath with electric shower over and glazed side screen, pedestal wash hand basin, low level WC, chrome heated towel rail and half tiled walls.

To the front of the property there is a block paved driveway for two cars and the rear garden is totally enclosed by high fencing, artificial turf with

gravelled borders for easy maintenance, useful timber garden shed, pleasant paved patio area/outdoor entertaining space. These are delightful stone built homes in a quiet cul-de-sac, in the most convenient location and we would strongly urge an internal inspection.

LOCATION

Haltwhistle is a popular and thriving town between Carlisle and Newcastle. The town caters for every day needs with supermarkets, a good range of shops, primary and secondary schooling and professional services. The beautiful surrounding area is Hadrian's Wall Country and receives many tourists all year around, the town itself is believed to be the centre of Great Britain. Nearby Hexham provides more comprehensive services with large supermarkets, schooling, hospital and a further choice of shops and eateries. The town is extremely suitable for commuters with the A69 providing good access to Newcastle Airport and City Centre, Carlisle and the M6. The town also has regular rail links to both Newcastle and Carlisle where there are high speed connections to the major UK cities.

SERVICES

Mains electricity, water and drainage. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band B

VIEWINGS

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

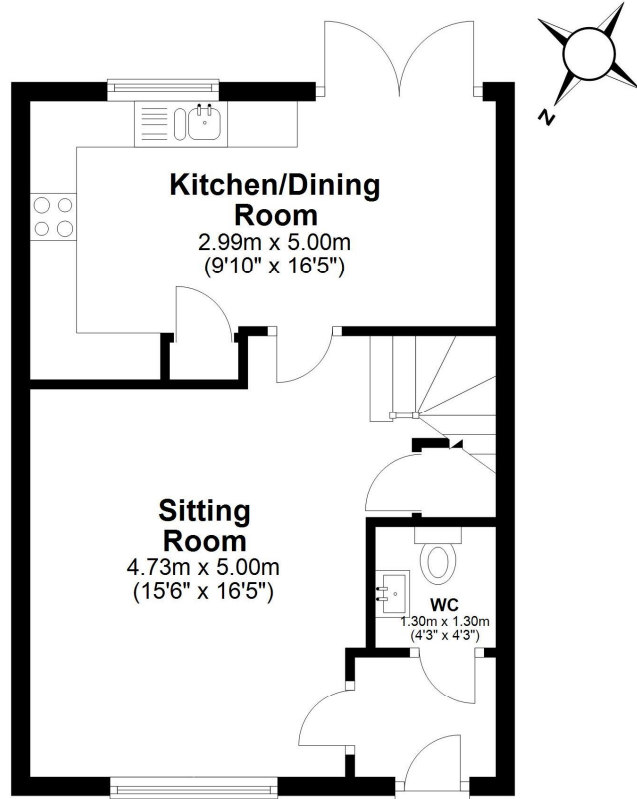
FREE MARKET APPRAISAL

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



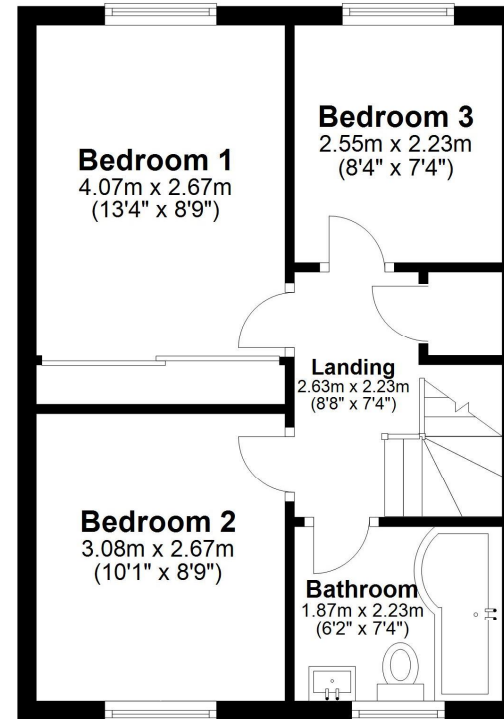
Ground Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.2 sq. feet)



Total area: approx. 72.5 sq. metres (780.4 sq. feet)

Plan produced using PlanUp.

12 Orchard Gardens, Haltwhistle

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.



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