



23 FAIRFIELD PARK, HALTWHISTLE
NORTHUMBERLAND, NE49 9HE



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Haltwhistle, Northumberland, NE49 9HE

Three/four-bedroom modern, detached home located in the popular market town of Haltwhistle.

- Three/four bedroom
- Detached, split level house
- Popular market town of Haltwhistle
- Fantastic views
- Double glazing
- Gas central heating
- Garage and Driveway parking
- Gardens to front and rear
- Energy efficiency rating D

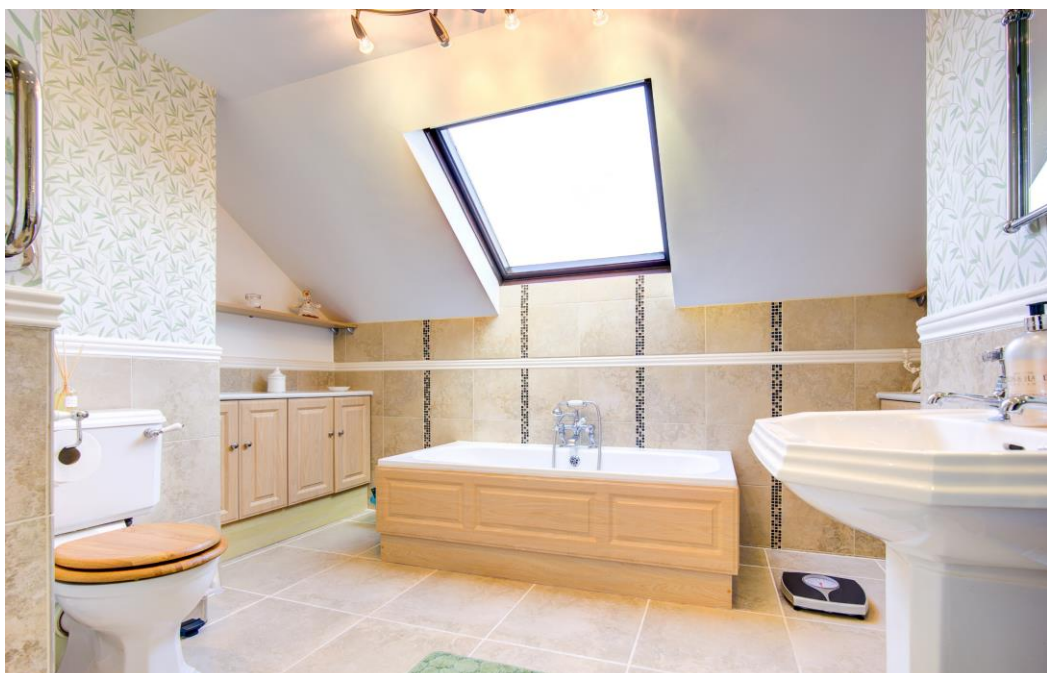
GET IN TOUCH

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DESCRIPTION

Located in the small town of Haltwhistle, this modern, split level detached home offers the perfect blend of comfort and style. Boasting three/four generously sized bedrooms, this property is ideal for families looking for a spacious home. The property is flooded with natural light, creating a welcoming space for both relaxing and entertaining. The property has double glazing and gas central heating, gardens to the front and rear, driveway parking, and garage.

The accommodation briefly comprises of entrance vestibule which leads to the reception hall and a staircase leading to the first and lower ground floor. On the ground floor there is utility/cloakroom with plumbing for washing machine and space for a tumble dryer, wall cupboard, countertop, low level WC and pedestal hand basin, a bedroom and a breakfasting kitchen which is fitted with an excellent range of wall and base cabinets, breakfast bar, integral dishwasher, fridge/freezer, electric induction hob and double oven with extractor fan. Down the stairs to the lower, ground floor you will find the dining room with polished Amtico flooring which also enjoys French doors leading to a patio area and garden beyond with open views. The sitting room which has an attractive fireplace with marble inset and hearth housing gas fire, Dado rail and wall lights and a second family room/snug/home office or bedroom with wood flooring which enjoys lovely open views. The first floor has a spacious landing two double bedrooms which are light and spacious, family bathroom having separate shower enclosure, central bath, pedestal hand basin, excellent built in storage, Velux window and attractive tiling to floor and walls.

Externally, to the front there is driveway parking, lawn area with border planting, garage with up and over door and side access to the rear garden where there is a paved patio/entertaining area. The rear garden is mainly laid to lawn with mature borders and shrubs and open views.

LOCATION

Haltwhistle town centre is a very short walk away with a range of shops, supermarkets, restaurants, public houses and schools. Excellent transport links with regular bus routes, easy road access to the A69 (Hexham 18 miles, Carlisle 20 miles and Newcastle airport 45 minute drive away) The railway station is also handily located just off the town centre a 5 minute walk away.





SERVICES

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

CHARGES

Northumberland County Council tax band D

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

VIEWINGS

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

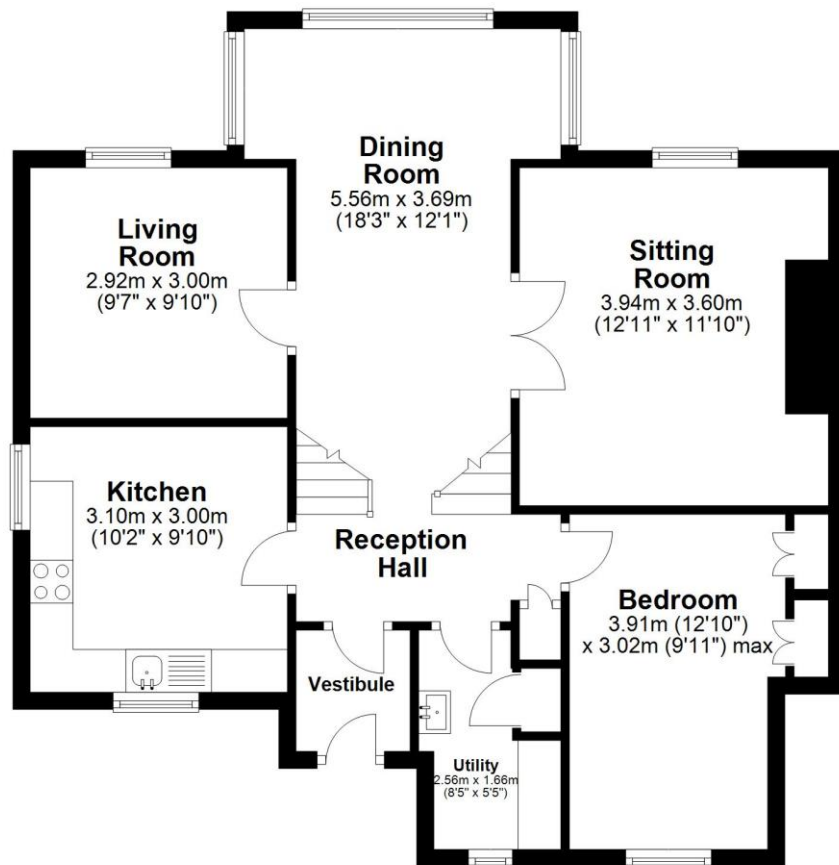
FREE MARKET APPRAISAL

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



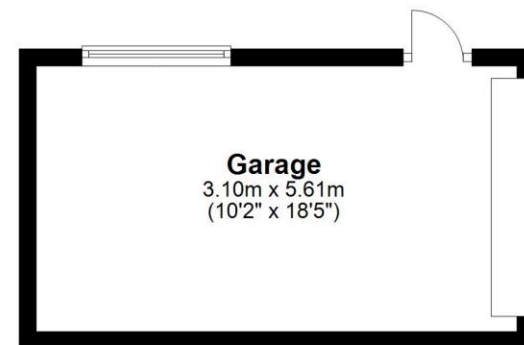
Ground and Lower Ground Floor

Approx. 71.0 sq. metres (764.5 sq. feet)



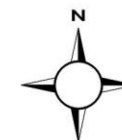
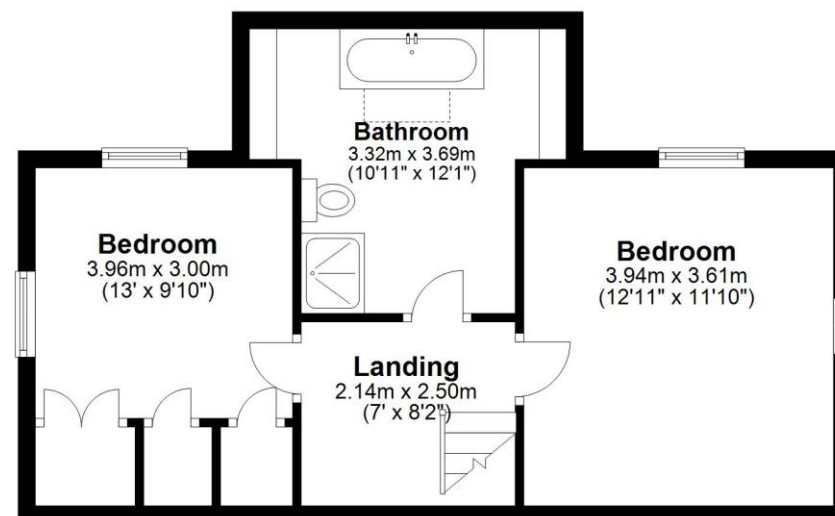
Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 17.4 sq. metres (186.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.1 sq. feet)



Main area: Approx. 113.7 sq. metres (1223.6 sq. feet)

Plus garages, approx. 17.4 sq. metres (186.8 sq. feet)

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www.youngsrps.com
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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.