



6 ALLEN VIEW, CATTON
HEXHAM, NORTHUMBERLAND, NE47 9QQ



6 ALLEN VIEW

Catton, Hexham, Northumberland, NE47 9QQ

A charming four-bedroom mid-terrace property, offered for sale with no onward chain.

- Four-bedroom property
- Off street parking
- Fantastic views
- Front and rear garden
- EPC rating D

ASKING PRICE £325,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





DESCRIPTION

Enjoying breathtaking open views to the front, this charming four-bedroom mid-terraced home is offered for sale with no onward chain. The property opens with a welcoming vestibule leading into the main reception hall, where a staircase ascends to the first floor. The front-facing lounge makes the most of the outlook, featuring a timber fireplace with a wood-burning stove and a cosy window seat designed to capture the scenery.

The spacious dining kitchen is full of character, showcasing an impressive inglenook fireplace with wood-burning stove, a range of base units with contrasting work surfaces, a Belfast sink, double electric oven, and electric hob. A useful pantry/store cupboard also houses the central heating boiler.

On the first floor, three well-proportioned bedrooms can be found, two of which enjoy front-facing views. A stylish family bathroom serves this level, fitted with a walk-in shower, WC, and wash hand basin, complemented by a sash window overlooking the rear. The second floor is home to a delightful dual-aspect fourth bedroom, bathed in natural light and benefitting from far-reaching views. A further family bathroom on this floor features a freestanding bath, wash hand basin and WC, along with a generous walk-in cupboard or wardrobe providing ample storage. This is a rare opportunity to purchase a spacious and characterful family home in one of Northumberland's most scenic and sought-after rural settings. Retaining many original features while offering modern comfort, the property strikes a wonderful balance of tradition and practicality.

Externally, the home is complemented by a pretty front garden with a paved seating area, perfect for relaxing and enjoying the outlook. To the rear, there is a yard with a brick outbuilding, gravelled parking, and a raised garden beyond.

LOCATION

Situated in the picturesque village of Catton, the property is surrounded by rolling countryside and lies within easy reach of the North Pennines Area of Outstanding Natural Beauty. Catton offers a peaceful village setting yet remains well-connected to the nearby market towns of Hexham and Allendale. With a welcoming community, scenic walks, and good local amenities close at hand, it is an ideal location for those seeking a tranquil lifestyle with excellent links to the wider region.







SERVICES

Mains water, electricity and drainage are connected. Central heating is oil fired.

CHARGES

Northumberland County Council tax band C.

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.

REFERRALS

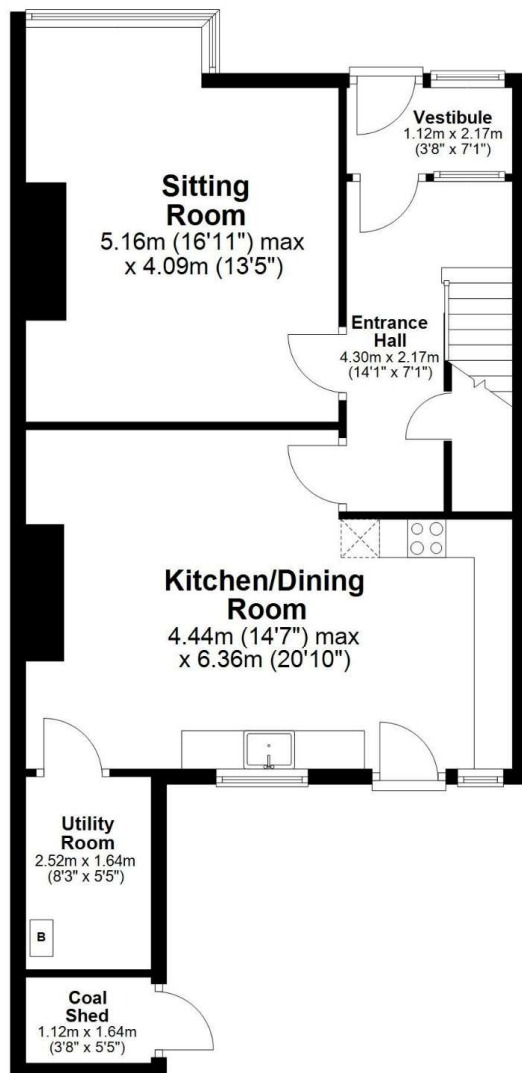
In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from 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 AND 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.

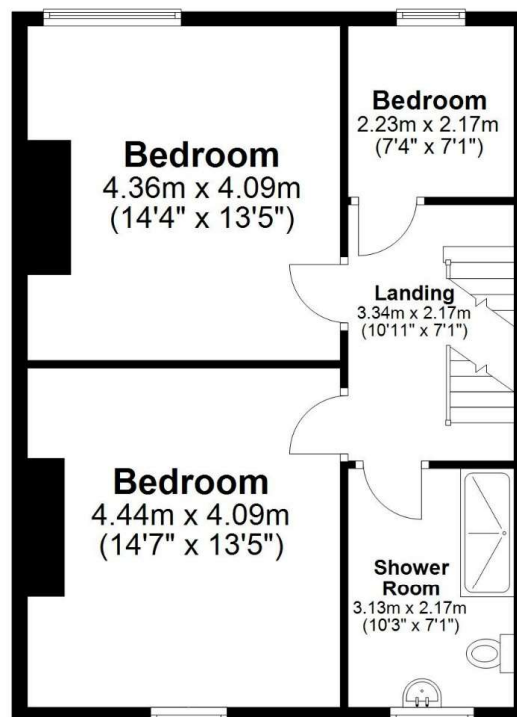
Ground Floor

Approx. 64.7 sq. metres (696.9 sq. feet)



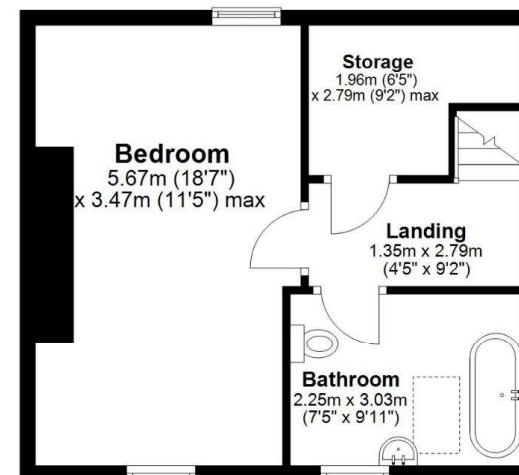
First Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.3 sq. feet)



Total area: approx. 158.0 sq. metres (1700.5 sq. feet)

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