



ROOK
MATTHEWS
SAYER

Shilburn Road
Allendale

Shilburn Road, Allendale

- Semi-Detached Dormer Bungalow
- Three Bedrooms

- Driveway Parking
- Gardens

- Village Location
- No Forward Chain

£ 270,000

Occupying a very pleasant location within walking distance to the centre of Allendale. This three bedroom property is offered for sale with no forward chain.

The accommodation is bright and deceptively spacious with part double glazing and oil central heating, lovely open views are enjoyed to the front elevation.

Briefly comprising of entrance porch; reception hall; lounge; dining room; conservatory; kitchen; utility room; two bedrooms and bathroom to the ground floor and loft bedroom. There is driveway parking; gardens to the front and rear.

Allendale Town has a thriving community with a host of local amenities, including a post office; village supermarket; butchers; doctor's surgery; village hall; recreation ground; tea shops; a number of public houses; a nearby golf course.

Allendale Primary School is in the village; senior schools include the Queen Elizabeth High School in Hexham and Haydon Bridge Community High School and Sports College.

The A69 is nearby, offering good access towards Newcastle upon Tyne, the A1, Carlisle and the M6; railway stations at Haydon Bridge and Hexham provide services towards both Newcastle and Carlisle.

Entrance Porch:
Ceramic tiling to floor; solid door to...

Reception Hall:
Staircase leading to first floor; Delph rack; under stair storage cupboard; radiator.

Lounge: 11'11(3.63m) x 17'11(5.46m)
Bay window to the front elevation enjoying lovely open views; attractive fire surround with tiled insert housing open fire; picture rail and ceiling coving; radiator.

Bathroom: 7'6(2.29m) x 8'2(2.48m)
Comprising of panelled bath; double shower enclosure; pedestal hand basin; low level WC; contrasting ceramic tiling to walls; radiator; window.

Bedroom: 9'1(2.77m) x 12'2(3.71m)
Situated to the front elevation; recess cupboard; shelving; radiator.

Bedroom: 12'7(3.84m) x 10'0(3.05m) plus wardrobes
Overlooking the rear garden; excellent range of fitted wardrobes.

Dining Room: 12'6(3.81m) x 11'5(3.48m)
Picture rail; radiator; door to kitchen and sliding patio doors leading to conservatory.

Conservatory: 14'6(4.42m) x 9'11(3.02m)
Double doors leading to garden; tiled floor; wall light points.

Kitchen: 15'8(4.78m) x 7'3(2.21m)
Having dual aspect windows; fitted with a good range of floor and wall cabinets with contrasting work surfaces and splash back ceramic tiling to walls; range style cooker with extractor above; tiled floor; radiator.

Utility Room: 8'3(2.52m) x 6'7(2.00m)
With excellent wall and base units; work surfaces; ceramic tiling to walls; stainless steel sink unit and drainer with mixer tap over; plumbing for washing machine; oil central heating boiler; window.

Loft Conversion: 15'9(4.80m) x 9'3(2.82m) overall
Light and spacious with a Velux style roof window and window to front elevation enjoying lovely open views; storage to the eaves; radiator.

Externally:
To the front there is driveway parking, the garden is laid with gravel and planted borders; side access with oil tank leads to the rear garden which is mainly laid to lawn with mature borders and shrubs; paved patio/entertaining area.


TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

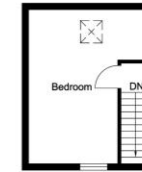
EPC Rating: F

HX00005678/CS/LB/04.05.2022/V.2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



First Floor



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



