



Ashcroft Haltwhistle

- Family Home
- Garden
- Modern Interior
- Integral Garage
- Gated Driveway Parking
- Three Bedrooms

Asking Price **£275,000**

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Ashcroft, Haltwhistle

PROPERTY DESCRIPTION

Beautifully finished family home with driveway parking, integral garage, spacious accommodation and modern finishing throughout having had minimal use since installation.

The property is accessed from the driveway into the spacious utility room offering great utility prep area with sink unit and drainer, as well as splash back tiling, wall and base cupboard units and under-bench space for appliances. There is a lockable internal door to the garage also.

To the rear of the utility area is a door into the ground floor shower room, perfect for washing yourself down after a hard day's graft before heading through into the main house.

The kitchen is fitted out with a full modern range of base and wall units, integrated appliances and attractive splashback tiling to match those in the utility room.

From the kitchen, the door leads through to the stairwell and then through into the lounge. This room is very spacious with the log burner taking central stage. South facing French doors with full length glazing are a real asset, leading out on to the decking, overlooking the gardens and the North Pennines moors beyond. The off the lounge is a storage cupboard beneath the stairs housing the boiler and meters as well as further storage space.

Stairs lead up to the first floor landing which offers doors to all three bedrooms and the family bathroom.

All three bedrooms are doubles and offer plenty of space for freestanding furniture or fitted storage respectively. The second bedroom offers a particularly nice feature in the exposed brickwork of the chimney breast.

The family bathroom is beautifully finished with heated towel rail and a modern suite comprising low level wc, hand wash basin with closet beneath, P shaped bath with shower over and matching shower screen. Like the second bedroom, the bathroom has exposed brickwork which is very easy on the eye.

Externally, the property benefits from gated driveway parking and south facing gardens offering decking and lawn with attractive planting areas.

Ashcroft is located in Haltwhistle which offers day-to-day amenities including healthcare, schooling, groceries, leisure centre with swimming pool, train and bus stations as well as being positioned adjacent to the A69 with runs from Carlisle in the West to Newcastle in the East.

INTERNAL DIMENSIONS

Lounge: 19'5 narrowing to 13'11 x 16'11 narrowing to 16'2 (5.92m x 5.16m)

Kitchen: 15'11 max x 9'11 max (4.85m x 3.02m)

Utility: 11'5 max x 8'7 max (3.48m x 2.62m)

Shower Room/ WC: 8'7 max x 3'11 max (2.62m x 1.19m)

Garage: 15'7 max x 10'8 max (4.75m x 3.25m)

Bedroom 1: 19'4 narrowing to 14'2 x 17'3 narrowing to 16'1 (5.89m x 5.26m)

Bedroom 2: 16'2 max x 12'8 max (4.93m x 3.86m)

Bedroom 3: 12'8 max x 10'5 max (3.86m x 3.18m)

Bathroom: 11'9 max x 7'0 max (3.58m x 2.13m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central & Wood Burner

Broadband: None

Mobile Signal / Coverage Blackspot: Yes

Parking: Driveway & Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: Not currently available

EPC RATING: C

HX00006502.BJ.MR.02.04.2025.V.1

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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Ashcroft, Haltwhistle



"Floorplan in Progress"

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