



Holme Terrace | Haltwhistle | NE49

**£155,000**

Well presented three bedroom family home with rear outside yard, bathroom plus shower room and open plan living/dining/kitchen.

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**STONE TERRACE**

**MODERN INTERIOR**

**THREE BEDROOMS**

**REAR YARD**

**OPEN PLAN LIVING**

**RURAL TOWN LOCATION**

**GROUND FLOOR SHOWER ROOM**

**WALKING TO SHOPS**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

Beautifully presented three bedroom terraced house with rear yard and additional ground floor shower room.

The property is entered into an entrance hallway at the foot of the stairwell.

A door to the right take you into the open plan living / dining / kitchen area which offers plenty of space.

The lounge has an attractive feature fireplace set into the chimney breast. Plenty of space is on offer for lounge furniture and dining table. A large window to the front elevation bring in plenty of natural light. Beneath the staircase is a handy spacious cupboard with lighting.

The kitchen is fitted with a fantastic range of wall and base units with a contemporary finish, boasting a stylish central island with breakfasting space and integrated appliances.

An opening to the rear of the kitchen gives access to the very handy utility room offering further worktops, sink unit and utilities. This room also offers an external door to the rear courtyard.

Beyond the utility room is the ground floor shower room, again with a modern finish comprising large shower cubicle, WC and hand wash basin.

The stairs from the hallway give access to the first floor landing which offers doors to all three bedrooms and the family bathroom.

Bedroom one is situated to the rear elevation and offers lots of

space for king size bed as well as freestanding furniture. There are a full range of built in wardrobes in this room also with lockers above.

Bedroom two, to the front elevation, also boasts a full range of built in wardrobes with lockers above. This room is a spacious double.

Bedroom three lends itself, very well, to being utilised as a study but would make a great child's room, again situated to the front elevation.

The family bathroom is adjacent to bedroom one and is very well presented with a modern suite comprising bath with shower over, WC, hand wash basin and heated towel rail.

Externally the property offers a rear courtyard with is ideal for day time reading or to set up a pot garden within.

Haltwhistle is perfectly placed in the centre of Britain offer commuting East and West via A69 and the Newcastle-Carlisle train line. Deep in the heart of Roman Wall country, the surrounding scenery is stunning and offers lots of excursions and activities for the whole family.

Haltwhistle town also offers lots of amenities including supermarkets, local retailers, cafes, restaurants, hospital, leisure centre with heated outdoor swimming pools, schooling and industry.

Holme Terrace is conveniently located within walking distance of the town centre but outside of the hustle and bustle of the main street for peaceful living.

**T: 01434 601616**

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#### INTERNAL DIMENSIONS

Kitchen: 14'10 x 12'10 max (4.52m x 3.91m)  
Lounge: 12'0 into alcove x 14'10 (3.66m x 4.27m)  
Utility: 9'10 x 7'10 (3.00m x 2.39m)  
Shower Room: 7'8 x 3'9 (2.34m x 1.14m)  
Bedroom One: 13'10 into robes x 9'7 (4.22m x 2.92m)  
Bedroom Two: 13'11 into robes x 9'0 (4.24m x 2.74m)  
Bedroom Three: 5'10 max x 10'5 L shape (1.78m x 3.18m)  
Bathroom: 10'1 x 5'0 (3.07m x 1.52m)  
Courtyard: 14'8 x 5'1 (4.47m x 1.55m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: On Street

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

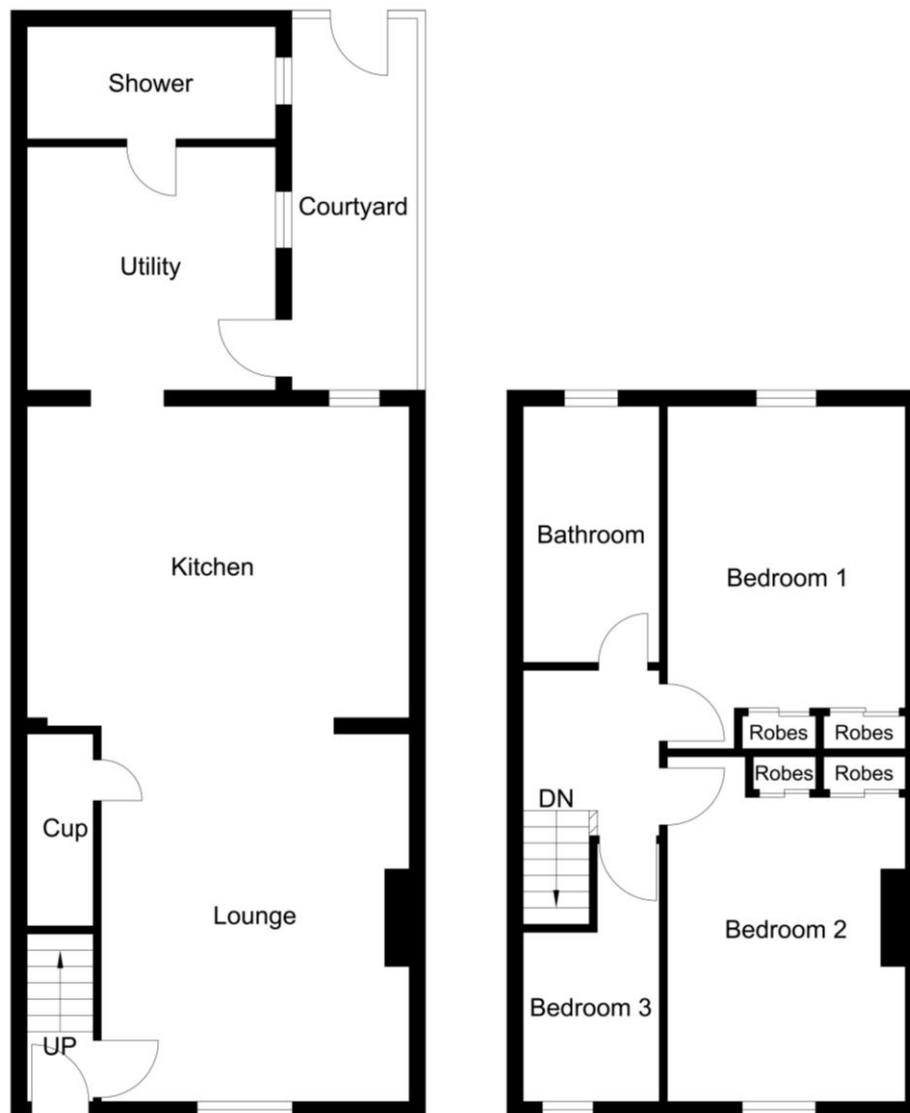
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

#### COUNCIL TAX BAND: A

#### EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



**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.

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