



Tyne View Road | Haltwhistle | NE49

Offers Over £195,000

Character stone-built period property offering generously proportioned accommodation spread over two floors with additional benefits

ROOK
MATTHEWS
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MID-TERRACED FAMILY HOME

GAS CENTRAL HEATING

THREE BEDROOMS

CHARM AND CHARACTER

REAR YARD

PARKING FOR ONE CAR

DOUBLE GLAZING

MODERN BATHROOM

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Character stone-built period property offering generously proportioned accommodation spread over two floors with additional benefits of a loft access via a fixed ladder/staircase suitable for a wide variety of uses, including as a bedroom but as it does not comply with current building regulations it cannot be classified as one.

The rest of the layout comprises: entrance lobby with composite stained glass entrance door; hallway with staircase to first floor; two inter connecting reception rooms; the focal points being the contemporary style fireplace to the front room and cast-iron recessed stove to rear reception; rear lobby conserving well-appointed kitchen with comprehensive range of expensive

cabinets, granite worktops, built in cooking appliances, fridge and freezer; landing; three bedrooms and lavish fully tiled shower room/wc with oversized shower cubicle with both mains operated waterfall shower head and hand-held spray.

Externally there is a small yard with summerhouse and small front garden.

Superbly presented with extensive plantation style shutters to some windows, all of which are UPVC double glazed, complimented by gas central heating.

Period features are still prevalent with picture rails, coving and cornicing.

Viewing is imperative to appreciate what is on offer here.

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INTERNAL DIMENSIONS

Sitting Room: 13'5 x 13'10 (4.09m x 4.22m)

Dining Room: 13'9 x 14'1 (4.19m x 4.29m))

Kitchen: 11'6x 8'0 (3.51m x 2.44m)

Bedroom One: 10'8 x 14'5 (3.25m x 4.39m)

Bedroom Two: 15'1 x 10'8 (4.59m x 3.25m)

Bedroom Three: 6'2 x 10'8 (1.88m x 3.25m)

Loft Space: 15'11 x 9'11 (4.85m x 3.02m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to Cabinet

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

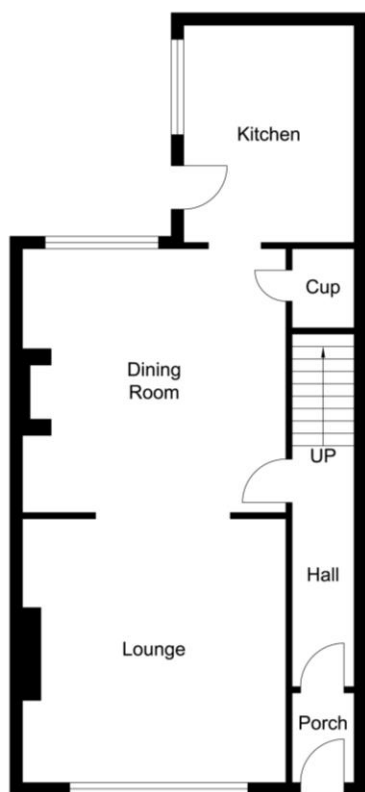
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

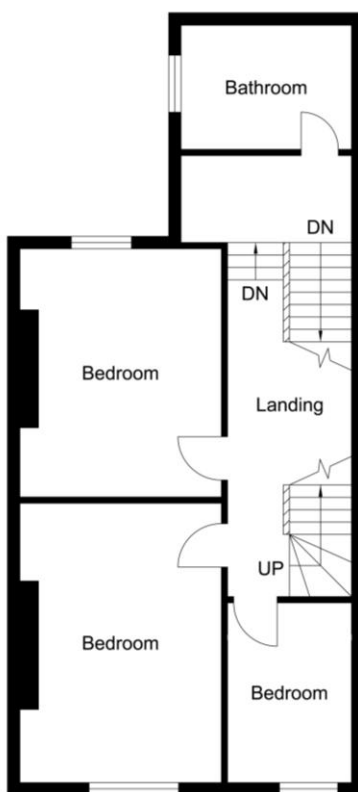
EPC RATING: D

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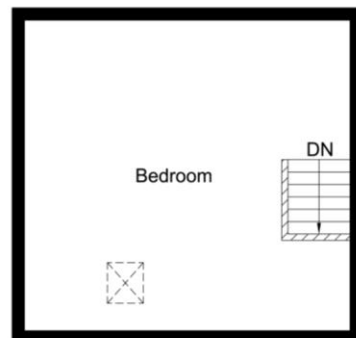




Ground Floor



First Floor



Top Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 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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