



Scotsfield Terrace | Haltwhistle | NE49

**£135,000**

Three bedroomed end terraced family home within walking distance from the town.

ROOK  
MATTHEWS  
SAYER



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**END TERRACED HOUSE**

**WALKING DISTANCE FROM TOWN**

**THREE BEDROOMS**

**UTILITY ROOM**

**REAR YARD**

**ON STREET PARKING**

**MODERN INTERIOR**

**RECENT IMPROVEMENTS**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

This is not your typical terraced house!!

Being at the end of the street, it is significantly larger than other properties in the area, enhanced by its irregular shape creating a charming welcoming home, nicely proportioned throughout.

Considerably improved at major cost in the past few years including rewiring, improved levels of insulation and boiler replacement.

The meticulously maintained and presented home briefly comprises: entrance hall with turning staircase to first floor, laminate flooring and expensive composite double glazed entrance door.

Seventeen feet long double aspect living room with feature carved timber period style fireplace with inset living flame coal effect gas fire, superb dining kitchen with twin French doors to rear, excellent range of

ultra-modern base and eye level cabinets with built in oven, hob, extractor, fridge, freezer and dishwasher, complementing splash backs and laminate flooring.

There is a small utility cupboard with plumbing for washing machine.

The first floor comprises: landing, three bedrooms and lavish bathroom/wc which has both a bath and shower cubicle.

Externally there is a flagstone paved rear yard with additional lawned area beyond the yard.

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## INTERNAL DIMENSIONS

Living Room: 17'0 into alcove x 11'2 (5.18m x 3.40m)  
Dining Room: 17'7 x 14'10 reducing to 6'6 (irregularly shaped) (5.36m x 4.52m x 1.98m)  
Bedroom One: 12'1 x 8'8 (3.68m x 2.64m)  
Bedroom Two: 12'7 plus double wardrobe x 7'9 reducing to 4'6 (3.84m x 2.36m)  
Bedroom Three: 8'1 x 8'10 (2.46m x 2.68m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
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

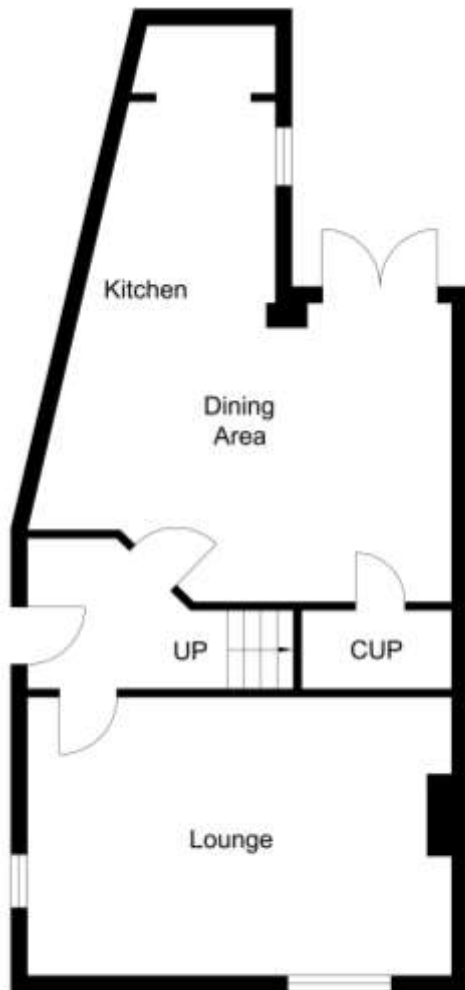
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

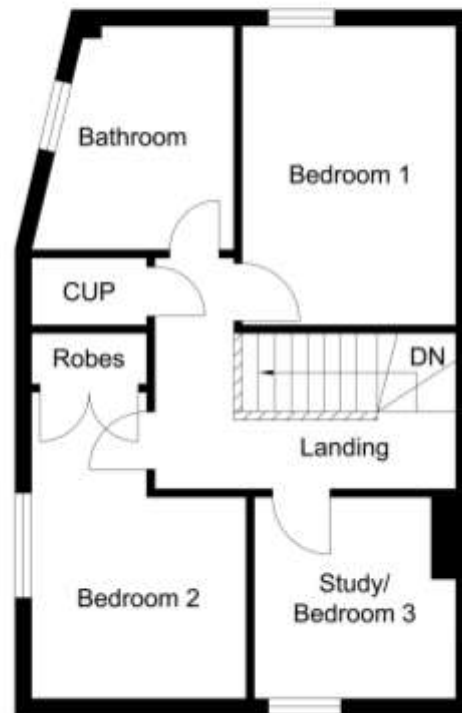
## EPC RATING: TBC

HX00006648.BJ.SM.14.10.2025.V.1





Ground Floor



First Floor

"EPC in Progress"

**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



**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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