



Selah Close | Allendale | NE47

£195,000

Mid-terraced family home situated on a quiet cul-de-sac in central Allendale.

ROOK
MATTHEWS
SAYER



3



1



2

MID-TERRACED FAMILY HOME

THREE BEDROOMS

DRIVEWAY PARKING

RURAL VILLAGE

REAR YARD

CUL-DE-SAC LOCATION

FRONT PORCH

GROUND FLOOR WC

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This fab family home is situated in central Allendale on a quiet cul-de-sac with three bedrooms, well finished throughout with rear yard and driveway parking.

This property is entered from the driveway into the entrance porch with cloaks hanging and boot space. Through another door brings us to the ground floor passage with doors to ground floor WC, lounge and opening to staircase. The ground floor WC is finished to a high standard.

The lounge is situated to the front elevation with large window overlooking the driveway with ample space for lounge furniture. A doorway to the rear of the lounge leads through to the dining kitchen which is fitted with an attractive range of base and wall units with space and plumbing for washer, dryer, dishwasher and large double fridge freezer. The kitchen also offers access to the deep under stair storage cupboard and external door to rear yard.

The stairs to first floor give access to the first-floor landing with is light and spacious. The landing gives access to the family bathroom

which is finished to a high standard to the rear elevation; all three bedrooms and linen cupboard.

The bedroom arrangement offers enough space for a family to grow with lots of fitted storage as well as space for beds and furniture.

Externally the property offers driveway parking, space for seating at the front of the property and a rear yard which is paved for low maintenance and offering ample space for a storage shed.

Allendale is a large rural village offering lots of local amenities including school, doctor, post office, village shop, butchers, bus service and busy village square with public houses. Allendale is famed for its Summer Fair and New Year 'Tar Barl' festivities which are well worth seeing. Local attractions include the North Pennines, Hadrians Wall, The Lake District and The Durham Dales.

The larger local town of Hexham offers all other amenities including supermarkets, hospital, trains and leisure facilities.

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INTERNAL DIMENSIONS

Lounge: 18'7 max x 11'6 max (5.66m x 3.51m)

Dining Kitchen: 14'9 max x 10'8 max (4.5m x 3.25m)

Bedroom 1: 14'6 x 9'2 (4.42m x 2.79m) (into robes)

Bedroom 2: 14'0 max x 7'7 max (4.27m x 2.31m)

Bedroom 3: 10'6 x 6'9 (3.2m x 2.06m) (into recess)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Driveway Parking

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

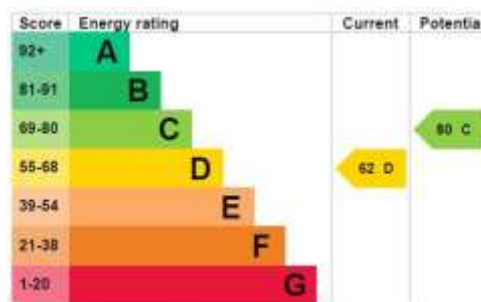
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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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.