



Greencroft Avenue | Haltwhistle | NE49

**Offers Over £120,000**

**RMS** | Rook  
Matthews  
Sayer



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**Mid-Terraced Home**

**Popular Residential Location**

**Three Bedrooms**

**Gardens**

**Spacious Conservatory Room**

**Close Local Amenities**

**Modern Shower Room**

**No Chain**

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





Set in the town of Haltwhistle, this three-bedroom terraced house offers an excellent opportunity to create a home tailored to your own style and needs.

The ground floor provides two reception rooms. The first reception room is open-plan with large windows and a fireplace, creating a central living area with good natural light.

The second reception room also benefits from large windows, with a pleasant garden view and direct access to the garden. The kitchen includes fitted worktops and enjoys natural light.

Upstairs, there are two double bedrooms and one single bedroom, with the single bedroom featuring built-in wardrobes to maximise storage. The property also includes one bathroom. Outside, there is a garden, offering private outdoor space.

The house is situated within reach of public transport links. Haltwhistle railway station provides services towards Carlisle and Newcastle, making it suitable for regional commuting. Bus services also connect Haltwhistle with surrounding towns and villages.

Local amenities in Haltwhistle include everyday shopping facilities, cafés and pubs, with further services available in nearby larger centres.

There are schools in the area, making it practical for families. Green spaces and countryside walks are accessible in and around Haltwhistle, offering opportunities for outdoor recreation.

## INTERNAL DIMENSIONS

Kitchen: 9'8 max x 9'0 max (2.95m x 2.74m)  
Lounge: 15'10 plus bay x 9'0 max (4.83m x 2.74m)  
Conservatory: 13'0 max 9'0 max (3.96m x 2.74m)  
Bedroom One: 15'10 @ max point x 9'8 max (4.83m x 2.95m)  
Bedroom Two: 8'11 max x 7'5m (2.72m x 2.26m)  
Bedroom Three: 8'2 max x 9'3 into robes (2.49m x 2.82m)  
Bathroom: 7'2 max x 5'10 max (2.18m x 1.78m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: ADSL copper wire  
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

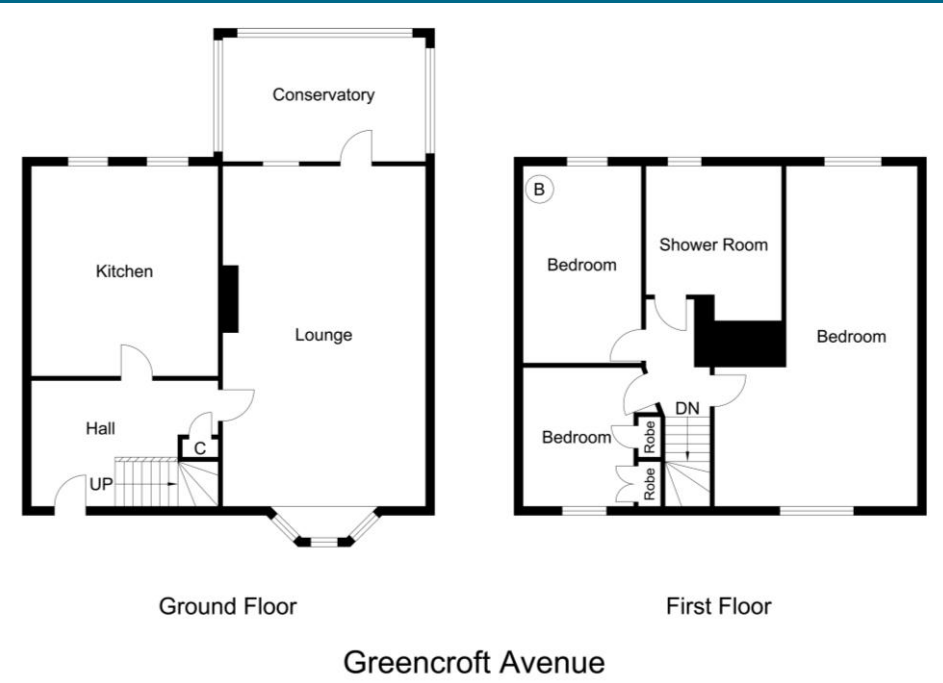
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

## EPC RATING: D

HX00006791.JR.SM.23.04.2026.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	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.