



2 bed terraced house to buy in

Catton, Hexham, DO NOT USE, NE47 9QS

£75,000 Starting Bid

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Terraced Cottage
- ✓ In Need of Renovation
- ✓ Desired Location
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Oil
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TWO BED TERRACED COTTAGE

OIL CENTRAL HEATING

VILLAGE LOCATION

Pattinson are pleased to welcome to the market this two-bedroom terraced house located in Catton. The property dates from the 17th century, and has many original features still in place.

To the ground floor, the property comprises an entrance porch, entrance hallway, living room, utility room and kitchen/diner with pantry. To the first floor you have two double bedrooms and a wet room. Externally, you have a front garden which is mostly paved, and has a nice patio. The property is in need of renovating, but will suit a first time buyer, or even a holiday let.

The property is situated on the B6295 in Catton, opposite The Crown Inn. Catton is a village that is just over a mile to the North of Allendale and less than 10 miles from Hexham. It is on the 688 bus route which runs a regular service between Allenheads and Hexham, with buses stopping at the green. The area is served by schools in Allendale, Haydon Bridge and Hexham. Allendale is nearby and has a range of shops to cater for your day to day needs and there are more services and amenities in the larger town of Hexham, which was recently named the Best Place To Live in the UK.

Please contact our Hexham Team to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Heating: Oil

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Living Room

4.41m x 4.34m (14'5" x 14'2")

Exposed Beams, wood burner, central heating radiator. uPVC double glazed window to front and rear of the room, door to the utility room.



Kitchen

4.52m x 2.75m (14'9" x 9'0")

Range of wall and floor units, electric cooker and oven, exposed beams, pantry located under the stairs. uPVC double glazed windows to the front and rear.



Utility Room

2.12m x 1.81m (6'11" x 5'11")

Space for washing machine and dryer. Central Heating radiator and uPVC double glazed window.



Landing

1.81m x 1.48m (5'11" x 4'10")

Doors to access both bedrooms and the family bathroom.

Bedroom 1

4.47m x 3.25m (14'7" x 10'7")

Double Bedroom with sliding door wardrobes, central heating radiator. uPVC double glazed window to the front.



Bedroom 2

4.45m x 2.69m (14'7" x 8'9")

Double Bedroom, central heating radiator, uPVC double glazed windows.

Shower Room - Maximum Measurements

2.78m x 1.86m (9'1" x 6'1")

Low lying toilet, pedestal sink and wet room style shower enclosure.
Extractor fan.



Externally

Garden to the front with patio area. On-Street parking to the front.



Information

The property is situated in Northumberland, with the local authority being Northumberland County Council.
The property is Council Tax Band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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