

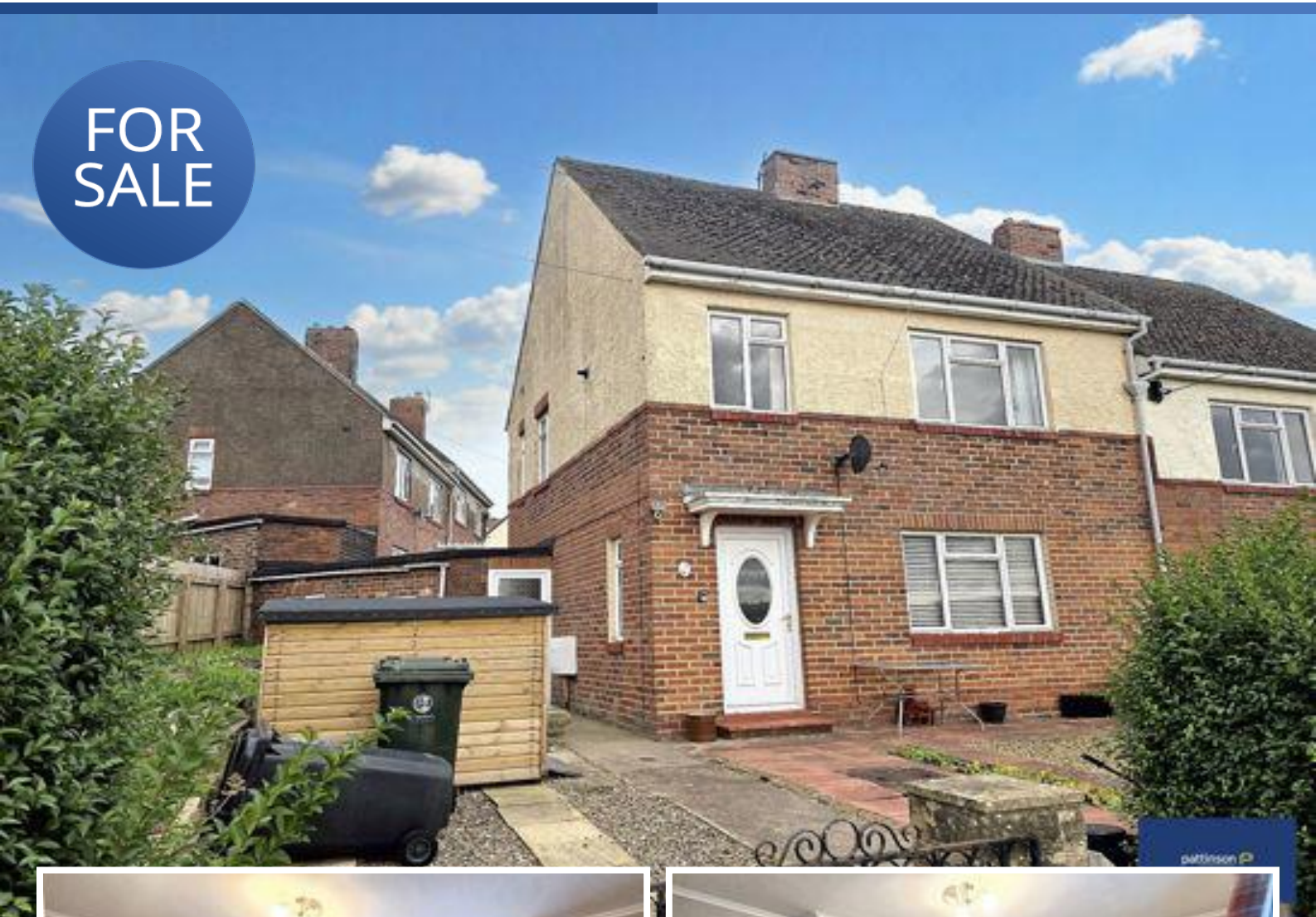
3 bed semi-detached house to buy in NE49 ✓

Comb Hill Road, Haltwhistle, Haltwhistle
Northumberland, NE49 9EZ

£135,000

- ✓ Three Bedroom Semi-detached
- ✓ In Need of Renovation
- ✓ Driveway
- ✓ Two Reception Rooms
- ✓ Close to Local Amenities

FOR
SALE



Summary

- Property Type: Semi-detached house - Bedrooms: 3 - Parking: Driveway - Central Heating: Gas
- Price: £135,000
- Tenure: Freehold

Description

THREE BEDROOMS | DRIVEWAY | IN NEED OF RENOVATION

Pattinson welcome to the market this three bedroom, semi-detached house, located on Comb Hill Road in Haltwhistle.

The property is in need of renovation, but presents a perfect opportunity to return it to a warm family home, once renovations are complete. To the ground floor, you will find an entrance hallway, living room, kitchen and dining room. To the first floor, you have three bedrooms, with a separate WC and bathroom. Externally, there is a garden to the front, with a driveway with space for 1 car, a garden to the rear with a brick built outhouse with electricity supply.

Comb Hill Road is ideally located, with access to the high street in Haltwhistle less than half a mile from the property, which allows access to shops, restaurants, supermarkets, GP surgeries and the local hospital. The local school - Haltwhistle Academy is also approximately half a mile away. Haltwhistle is well connected, being situated on the A69 Trunk Road granting road access to Carlisle to the West, and Hexham and Newcastle to the East. There are regular bus links between Newcastle and Carlisle, which travel through Haltwhistle, and there is also a mainline trainstation in Haltwhistle.

Please contact our Hexham Team to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Construction materials: Brick and block

Roofing type: Slate tiles

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Living Room

3.49m x 4.29m (11'5" x 14'0")

uPVC double glazed window, central heating radiator, laid to carpet.



Kitchen

2.71m x 2.91m (8'10" x 9'6")

Range of wall and floor units. Space for washing machine, fridge freezer, and freestanding cooker. uPVC double glazed window.



Dining Room

2.74m x 3.03m (8'11" x 9'11")

Located on the rear aspect of the property, uPVC double glazed window, central heating radiator.



Landing

2.54m x 1.77m (8'4" x 5'9")

Doors to access all 3 bedrooms, the WC and bathroom. The loft hatch is located on the landing.



Bedroom 1

3.55m x 3.16m (11'7" x 10'4")

Double room, located on the front aspect of the property. uPVC double glazed window, central heating radiator.



Bedroom 2

2.89m x 3.49m (9'5" x 11'5")

Double bedroom located on the rear aspect of the property. uPVC double glazed window, central heating radiator.



Bedroom 3

2.57m x 2.86m (8'5" x 9'4")

Single room located on the front aspect of the property. uPVC double glazed window, central heating radiator. Gas central heating boiler located in the bedroom cupboard.



Bathroom

1.59m x 1.65m (5'2" x 5'4")

Featuring bath with shower over and pedestal sink. Central heating radiator and uPVC double glazed window.



WC

1.65m x 0.77m (5'4" x 2'6")

Low lying toilet, uPVC double glazed window.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Comb Hill Road, Haltwhistle, Haltwhistle, Northumberland, NE49 9EZ

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

15 Priestpopple, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376, www.pattinson.co.uk

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