



- FOR SALE BY TRADITIONAL AUCTION (T's & C's apply).
- OUTBUILDING WITH GARAGE AND STORE
- END TERRACE
- Buyer Fees Apply / 10% Deposit Payable

- REFURBISHMENT OPPORTUNITY
- GARDEN
- EPC RATING E / COUNCIL TAX BAND C

- FORMALLY TWO COTTAGES - NOW ONE PROPERTY
- STUNNING VIEWS
- Subject to Reserve Price

FOR SALE BY AUCTION. A charming end terrace property, originally two separate cottages combined into one with stunning open views to the rear over open countryside. The property would benefit from modernising, and presents an opportunity to create a superb home to the purchasers own taste and requirements. The accommodation comprises; Entrance Hall, Lounge, Living Room, Breakfasting Kitchen, Shower Room/WC Conservatory, Rear Lobby. Stairs to the first floor landing with storage cupboard and airing cupboard, 3 bedrooms and a separate WC.

Opposite, over the lane, there is a garden and a shared outbuilding with a garage and storage room.

New Alston is located approximately 1.5 miles from the village of Haydon Bridge with the popular market town of Hexham approximately 8 miles to the south east, both of which provide numerous additional services, schools, shops and a range of local amenities.

**Entrance Hall 8'6" x 7'0" (2.592 x 2.147)**

**Shower Room WC 7'4" x 6'9" (2.238 x 2.069)**

**Reception Room 1 15'3" x 15'11" (4.661 x 4.875)**

**Reception Room 2 15'2" x 16'0" (4.641 x 4.883)**

**Conservatory 15'10" x 8'6" (4.837 x 2.608)**

**Kitchen/Diner 15'10" x 8'6" (4.837 x 2.608)**

**Porch**

**First Floor**

**Bedroom 1 12'10" x 12'0" (3.933 x 3.670)**

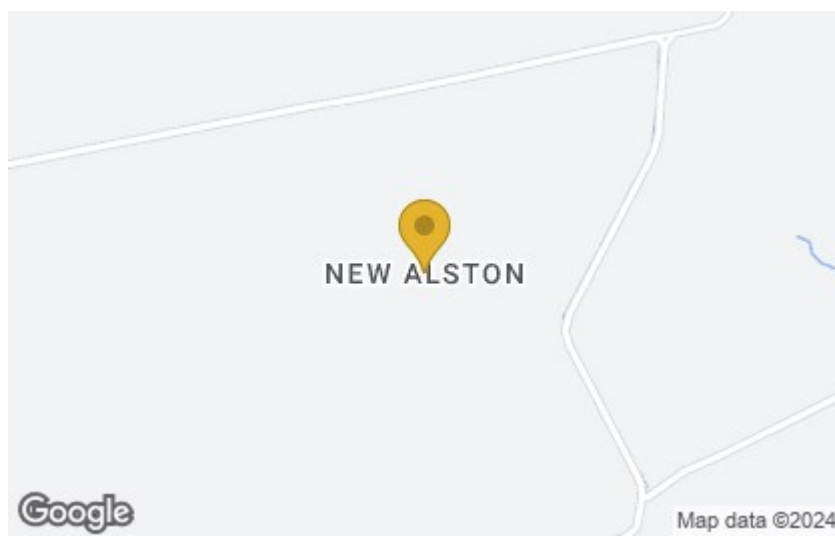
**Bedroom 2 13'5" x 7'8" (4.111 x 2.355)**

**Bedroom 3 11'7" x 7'2" (3.552 x 2.200)**

**WC**

**Storage**

**Auctioneer Comments**



Energy Performance: Current E Potential A  
 Council Tax Band: C  
 Distance from School:  
 Distance from Metro:  
 Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.