

# BRUNTON

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## RESIDENTIAL



**WENTWORTH PLACE, ALLENDALE, HEXHAM, NE47**

**£200,000**



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### TWO BEDROOMS – END TERRACE HOUSE – DESIRABLE VILLAGE LOCATION

Brunton Residential are delighted to offer for sale this two-bedroom end terrace home on Wentworth Place in Allendale, Hexham.

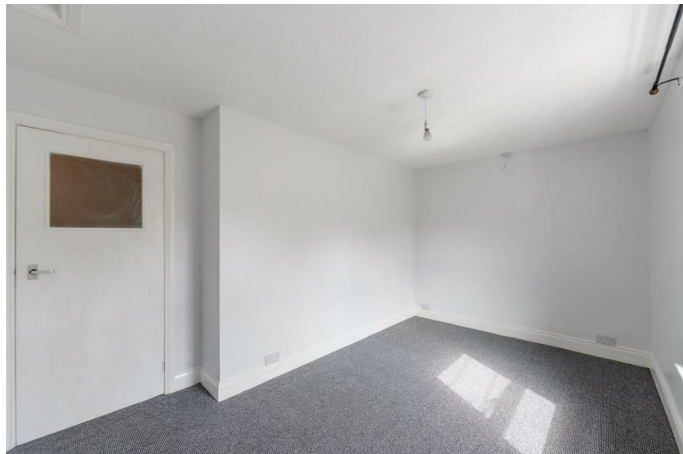
Located in the heart of the picturesque village of Allendale, the property is just a short distance from local amenities, including the well-stocked Allendale Co-operative Society in the Market Place. Families will benefit from the nearby Allendale Primary School, known for its welcoming community and quality education. Outdoor enthusiasts can enjoy the stunning countryside walks and the Allendale Golf Club, situated in an Area of Outstanding Natural Beauty. The area is well-connected, with the 688 bus service providing links to Hexham and Allenheads.



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Upon entering, you're welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, you'll find a generous lounge featuring wood-effect flooring, a front-aspect window, a feature fireplace, and exposed ceiling beams. From the lounge, there is access into a hallway with an understairs storage unit, as well as access to the kitchen at the rear of the property, which also features exposed ceiling beams.

The kitchen is fitted with floor and wall units and benefits from two external doors, one leading out to the rear and another to the side as well as a window overlooking the rear courtyard.

Upstairs, the landing provides access to two well-proportioned bedrooms, one of which benefits from a built-in storage unit. These rooms are served by a newly fitted family bathroom with wood-effect flooring and fitted with a bath, overhead shower, wash basin, WC, and a further storage unit.

Externally, to the rear, there is an enclosed courtyard and a large outhouse.



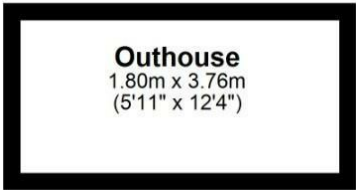


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### Ground Floor

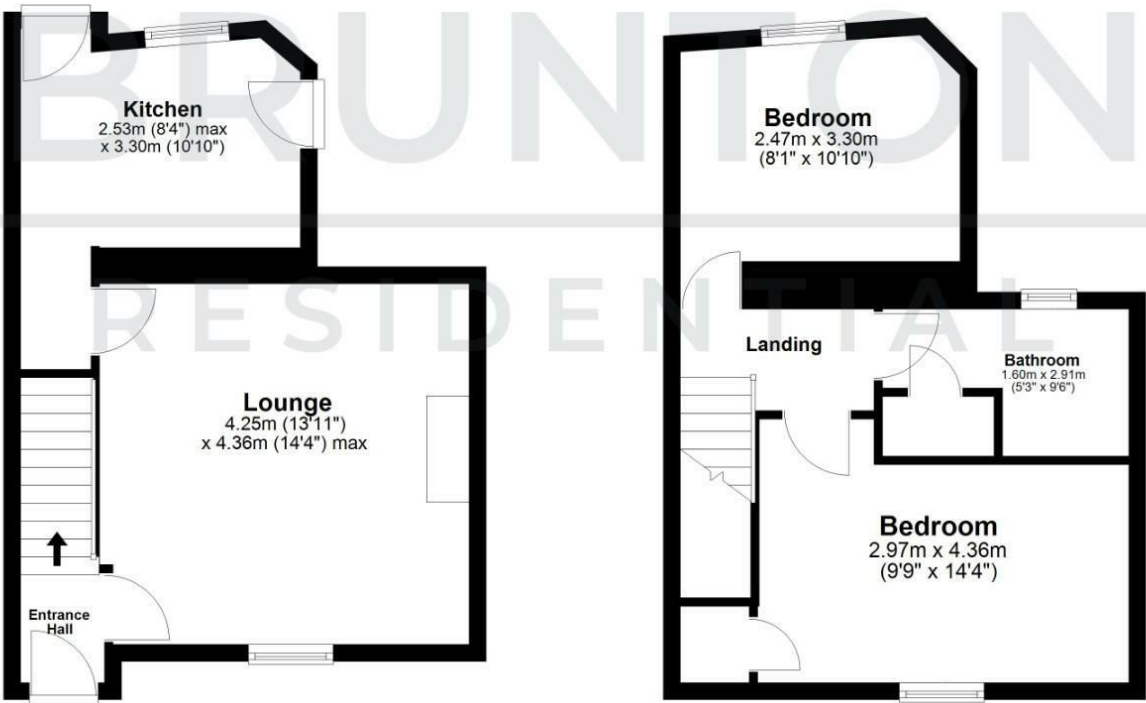
Approx. 39.6 sq. metres (426.7 sq. feet)



A

### First Floor

Approx. 33.2 sq. metres (356.8 sq. feet)



TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING : G



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		