

BRUNTON
RESIDENTIAL



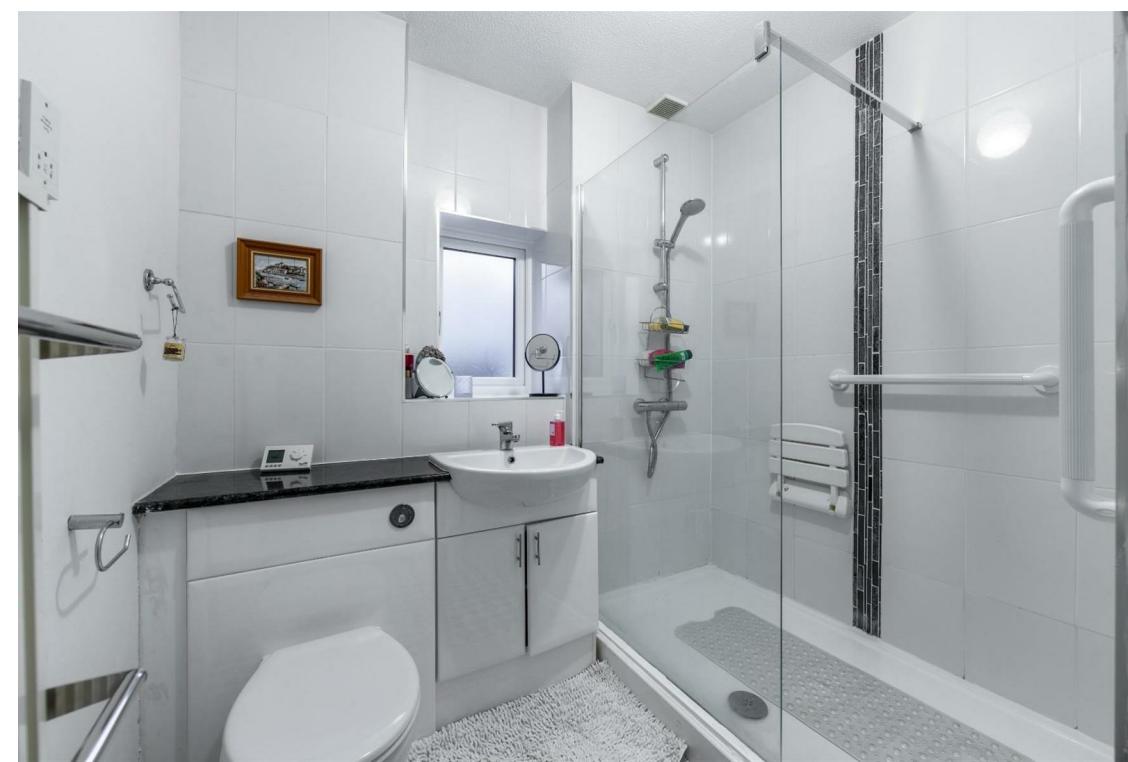
DALE PARK, ALLENDALE, HEXHAM

Price Guide £230,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL



Situated in the heart of the highly desirable village of Allendale Town, this well-presented two-bedroom bungalow offers comfortable, single-level living in a lovely Northumberland setting. The property benefits from fully refurbished by current owner, with a modernised kitchen with integrated appliances and a contemporary, accessible shower room, making it ideal for a wide range of buyers.

Externally, there is a well-maintained lawned garden providing a pleasant outdoor space to relax or entertain, along with a single garage and private driveway offering convenient off-street parking. Combining practical features with a sought-after location close to local amenities and countryside walks, this bungalow represents an excellent opportunity for those seeking an easy-living home in a charming village.

Allendale boasts a friendly community and a range of amenities, including a supermarket, post office, butcher's shop, chemist and doctors' surgery, as well as a selection of cafés and pubs right on your doorstep. The village offers excellent schooling, such as Allendale Primary, Whitfield Primary School, Haydon Bridge High School and the highly regarded Queen Elizabeth High School. In nearby Hexham, just 10 miles away, there are further amenities, including supermarkets, restaurants, cafés, healthcare facilities, and a wide range of retail and leisure options.

BRUNTON

RESIDENTIAL



Dale Park is accessed via an entrance hallway, which provides access to the main living areas. Immediately to the right is the kitchen, which has been fully refurbished by the current owner. It features an integrated oven, hob and extractor, a stainless steel sink with mixer tap, space for a fridge freezer, modern worktops, and a range of contemporary wall and base units with tiled splashbacks. A rear-facing window overlooks the front aspect of the property.

From the kitchen you enter the lounge, an excellent-sized room with a feature fireplace and sliding doors opening onto the front garden, allowing plenty of natural light.

To the rear of this recently refurbished property are the bedrooms. The master bedroom is a spacious double with ample space for wardrobes and furniture, and a window overlooking the rear garden. The second bedroom is also a comfortable double.

The bedrooms are served by a fully refurbished bathroom, which comprises a large walk-in shower with fully tiled walls, a ceramic sink and WC, and a heated towel rail.

Externally, the property benefits from a garage, which has been adapted to accommodate utility appliances, with plumbing and electrics installed. There is also parking space to the front of the garden.

The front garden is well maintained, featuring planted borders, a neat patio area, and a hedge providing privacy. To the rear is a good-sized garden, mainly laid to lawn, with a shed, a gravelled area, and fenced boundaries.



BRUNTON

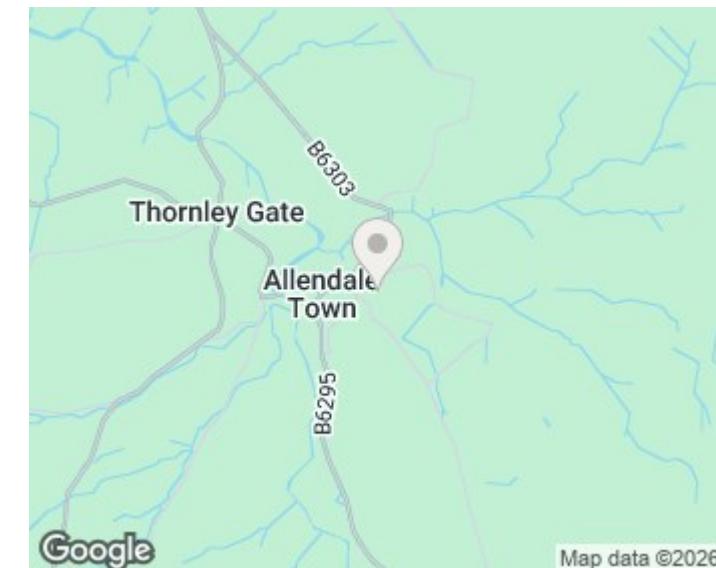
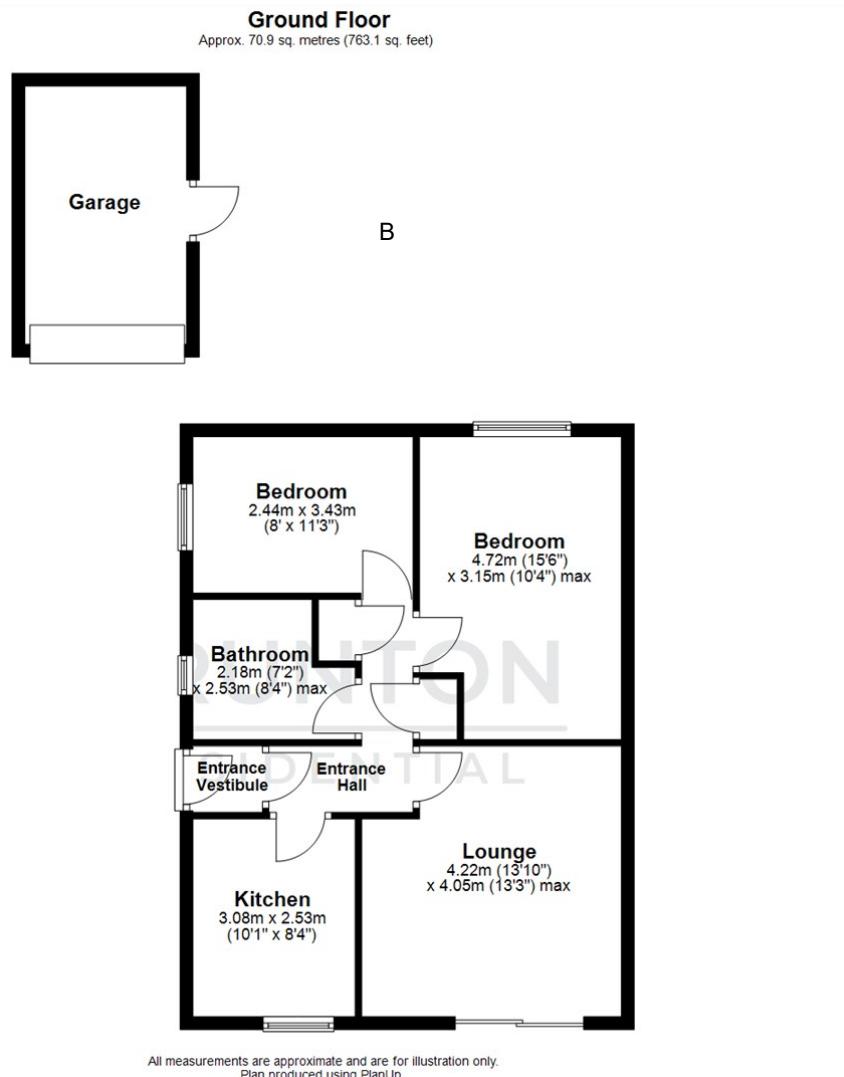
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : B

EPC RATING : D



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

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	100+	100+
(92 plus) A	A	A
(81-91) B	B	B
(69-80) C	C	C
(55-68) D	D	D
(39-54) E	E	E
(21-38) F	F	F
(1-20) G	G	G
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC