



The Dale Townhouse
Allendale, Hexham, NE47 9BD

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Allendale

Hexham

NE47 9BD

A stunning three-bedroom period property, ideally located in the centre of Allendale, offering flexible accommodation across three floors with an enclosed rear garden.

- Period property
- Three bedrooms
- Village location
- Traditional features throughout
- Investment opportunity
- Beautifully presented throughout
- Garden
- Energy efficiency rating tbc

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Youngs Hexham 01434 608980





DESCRIPTION

The Property enjoys town square frontage with access direct into the ground floor kitchen dining area. This ground floor, open plan area benefits from underfloor heating beneath the flagged flooring that is a lovely feature of this room, coupled with the decorative stone fireplace with inset wood burner as a focal point to the dining room. The kitchen to the rear has French doors to the rear garden and a storage cupboard underneath the stairs. The fitted kitchen has wall and base cabinets set under wooden surfaces, integrated Belfast sink and mixer tap, electric oven and gas hob with extractor hood and tiled splash backs with space under the counter for dishwasher and washing machine.

The first floor has been cleverly designed with an open living area at the heart of this level. The room enjoys a pleasant outlook over the town square, with a feature fireplace as the focal point. The back of the first floor has a family bathroom comprising; a shower cubicle, WC, wash hand basin, tiled floors and partially tiled walls. The final area on the first floor is the first double bedroom which enjoys a lovely outlook to the rear over the garden.

The second floor offers two further bedrooms set beautifully into the roof eaves with exposed charming beams and period decorative features enhancing these rooms. The principal

bedroom then enjoys a private en suite bathroom that comprises, modern freestanding bath, shower cubicle, WC and wash hand basin, tiled floor and partially tiled walls.

The property enjoys a rear garden that has pedestrian access available over the neighbour's garden from the side lane. The garden itself has been landscaped into two separate areas with a lower yard area with flagged pavers and a top garden lawned section with enclosing drystone walling.

LOCATION

Situated in the centre of Allendale the property is ideally located with great connectivity to the surrounding areas. Allendale offer a range of local shops, cafes, a GP practise, schools and public houses. A full range of retail, professional and leisure facilities as well as major supermarkets are available in the market town of Hexham about 11 miles away. Haydon Bridge train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains water, electric and drainage are all connected, the central heating is oil fired.

CHARGES

The property is currently used as a commercial property and a change of use will be needed to return the property back to be a residential dwelling.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



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NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com