



Selah Close Allendale

- Mid Terrace Family Home
- Three Bedrooms
- Driveway Parking
- Rear Yard
- Cul-De-Sac Location
- Ground Floor WC

Offers In The Region Of **£ 225,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Selah Close, Allendale

PROPERTY DESCRIPTION

This fab family home is situated in central Allendale on a quiet cul-de-sac with three bedrooms, well finished throughout with rear yard and driveway parking.

This property is entered from the driveway into the entrance porch with cloaks hanging and boot space. Through another door brings us to the ground floor passage with doors to ground floor WC, lounge and opening to staircase. The ground floor WC is finished to a high standard.

The lounge is situated to the front elevation with large window overlooking the driveway with ample space for lounge furniture. A doorway to the rear of the lounge leads through to the dining kitchen which is fitted with an attractive range of base and wall units with space and plumbing for washer, dryer, dishwasher and large double fridge freezer. The kitchen also offers access to the deep under stair storage cupboard and external door to rear yard.

The stairs to first floor give access to the first floor landing with is light and spacious. The landing gives access to the family bathroom which is finished to a high standard to the rear elevation; all three bedrooms and linen cupboard.

The bedroom arrangement offer enough space for a family to grow with lots of fitted storage as well as space for beds and furniture.

Externally the property offers driveway parking, space for seating at the front of the property and a rear yard which is paved for low maintenance and offering ample space for a storage shed.

Allendale is a large rural village offering lots of local amenities including school, doctor, post office, village shop, butchers, bus service and busy village square with public houses. Allendale is famed for its Summer Fair and New Year 'Tar Bar' festivities which are well worth seeing. Local attractions include the North Pennines, Hadrians Wall, The Lake District and The Durham Dales.

The larger local town of Hexham offers all other amenities including supermarkets, hospital, trains and leisure facilities.

INTERNAL DIMENSIONS

Lounge: 18'7 max x 11'6 max (5.66m x 3.51m)

Dining Kitchen: 14'9 max x 10'8 max (4.5m x 3.25m)

Bedroom 1: 14'6 x 9'2 (4.42m x 2.79m) (into robes)

Bedroom 2: 14'0 max x 7'7 max (4.27m x 2.31m)

Bedroom 3: 10'6 x 6'9 (3.2m x 2.06m) (into recess)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Driveway Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

HO00002291.BJ.JR.17.9.24.V.1.2

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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16 Branches across the North-East



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