



West Crescent Gunnerton

- Detached Family Home
- Gardens Front & Rear
- Garden Sheds
- Three Bedrooms
- Rural Village Location
- Head Of Cul-De-Sac

Asking Price **£250,000**

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West Crescent, Gunnerton

PROPERTY DESCRIPTION

The property is entered from the front garden into an entrance porch with plenty of space for coats and boots. A further door from the porch enters into the central hallway of the property with doorways to kitchen, lounge and stairs to first floor.

The lounge is a superb dual aspect room with glazing overlooking the front and rear gardens. Sliding patio doors open out to the rear garden and the log burner set into the fireplace is the main focal point of the room.

The kitchen is situated to the rear elevation overlooking the rear garden and encompassing a good size pantry cupboard, a great range of base and wall units and enough room for breakfasting.

Off the kitchen, through an archway is the utility room, kitted out with further cupboard units and space for utilities with a doorway out to the rear porch. The rear porch is south facing and the perfect place for growing plants, as the current owner has found, as well as further hanging space for coats and boots.

From the central hallway is the staircase up to the first floor with spacious storage cupboard beneath.

The first floor landing gives access to all first floor rooms including family bathroom and all three bedrooms.

The first bedroom is a spacious double situated to the rear elevation with a full wall of fitted wardrobes and far reaching views over countryside.

The second bedroom is a spacious double with fitted storage cupboard and views over the rear garden and sports fields beyond.

The third bedroom is a spacious single with window to the side elevation and large double fitted storage cupboard.

The family bathroom is well equipped with two windows to the south and a suite comprising bath with shower over, hand wash basin and wc. There is also a handy large fitted storage cupboard.

Gunnerton is a small local village just outside of the market Town of Hexham. Hexham offers great amenities, with there being plenty of shopping, dining and healthcare facilities as well as sport and leisure amenities that are near-by and all within walking distance. Hexham also offers great schools, beautiful nature parks and walking routes, two golf courses and excellent transport links via road and rail.

Around Gunnerton and the Hexham area there are loads of tourist attractions that can provide great family days out, a main one to mention is Hadrian's Wall which spans over 73 miles covering Cumbria and Northumberland. Northumberland in itself offers great days out with many historic castles to explore, national parks and a gorgeous coast line.

INTERNAL DIMENSIONS

Lounge: 28'6 x 11'2 (8.69m x 3.40m)

Kitchen: 11'0 x 10'1 (3.35m x 3.07m)

Porch: 6'9 x 3'8 (2.06m x 1.12m)

Utility: 8'7 x 4'9 (2.62m x 1.45m)

Porch: 8'3 x 3'10 (2.49m x 1.17m)

Bedroom One: 11'3 into robes x 11'2 (3.43m x 3.40m)

Bedroom Two: 12'5 x 9'1 (3.78m x 2.77m)

Bedroom Three: 12'4 taken at the widest point x 7'11 (3.76m x 2.41m)

Bathroom: 10'6 x 5'9 (3.20m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil & Wood Burner

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: No

Parking: On Street

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: E

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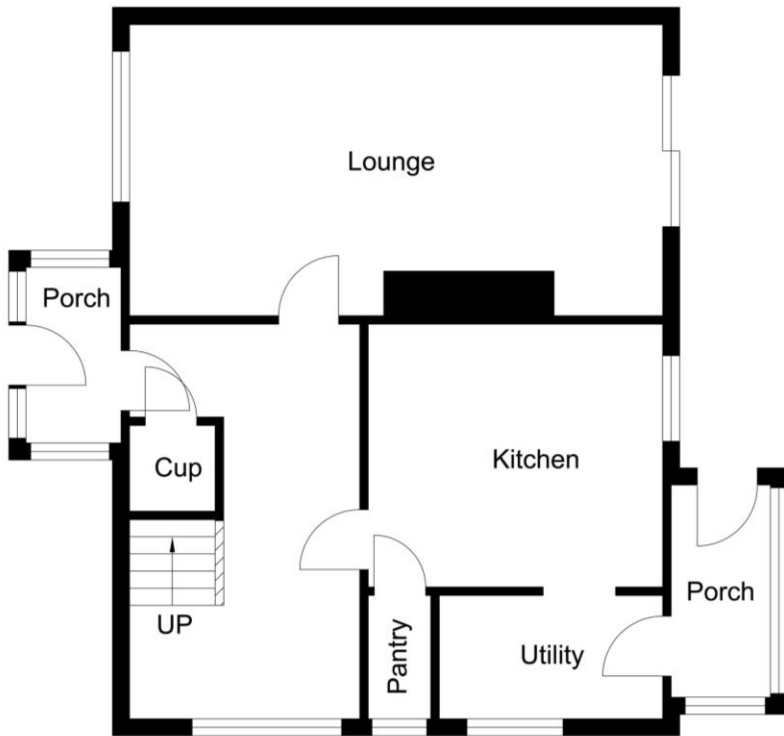
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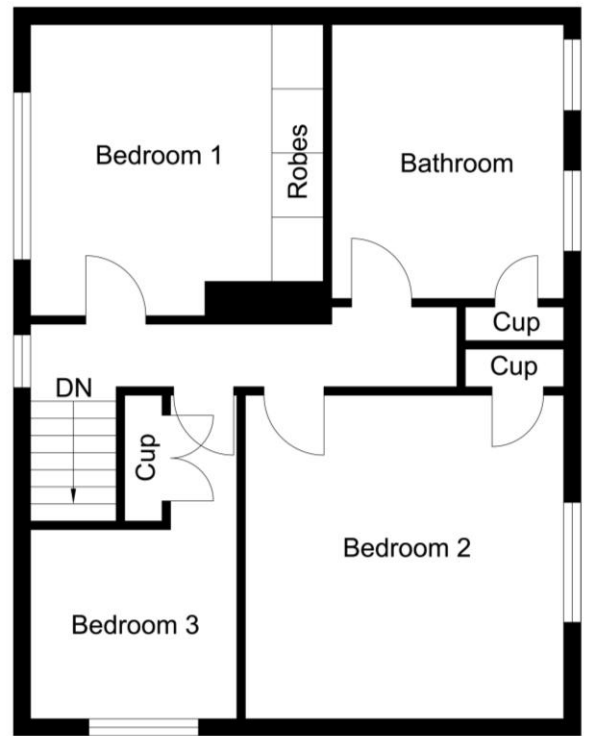
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West Crescent, Gunnerton



Ground Floor



First Floor

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