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WOODHEAD LANE, HALTWHISTLE, NE49

£100,000

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Wonderful two-bedroom ground-floor flat on Woodhead Lane in Haltwhistle, offering well-proportioned accommodation with its own front and rear gardens.

The property provides a comfortable layout with a particularly spacious lounge, two good-sized bedrooms, a well-appointed bathroom and a practical fitted kitchen with direct access to the rear garden. The private outdoor space is a valuable addition, with both front and rear gardens offering areas to enjoy the outdoors.

Haltwhistle is a well-established market town in west Northumberland, with a range of local shops, cafés, restaurants and everyday amenities within the town. The area is particularly well placed for access to the surrounding countryside, with Hadrian's Wall, Northumberland National Park and the North Pennines all nearby. Haltwhistle also benefits from a railway station on the Tyne Valley Line, with services towards Newcastle and Carlisle, while the A69 provides convenient road links across the region.

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The internal accommodation comprises: The property is entered via an entrance porch, which leads into a spacious lounge. This is a generous reception room with a large front-facing window providing plenty of natural light, together with a feature fireplace creating an attractive focal point.

A door to the left of the lounge leads into the internal hallway, providing access to the bedrooms and bathroom. There are two well-proportioned bedrooms, with the first positioned to the front of the property and the second overlooking the rear garden. Both offer comfortable and versatile accommodation.

The bathroom is well appointed and fitted with a white suite comprising a WC, wash hand basin and bath with overhead shower. The room is finished with tiled flooring and tiled walls, creating a practical and easy-to-maintain space.

Returning to the lounge, a door to the right leads through to the kitchen, which is fitted with a good range of wall, drawer and base units, providing ample storage and preparation space. There is provision for a fridge, dishwasher and washing machine, together with a rear door providing direct access to the garden.

Externally, the property benefits from an enclosed front garden with established planting, while the rear garden provides a generous private outdoor space, predominantly laid to lawn with established borders and planting. A paved pathway provides access through the garden, with timber fencing enclosing the space.



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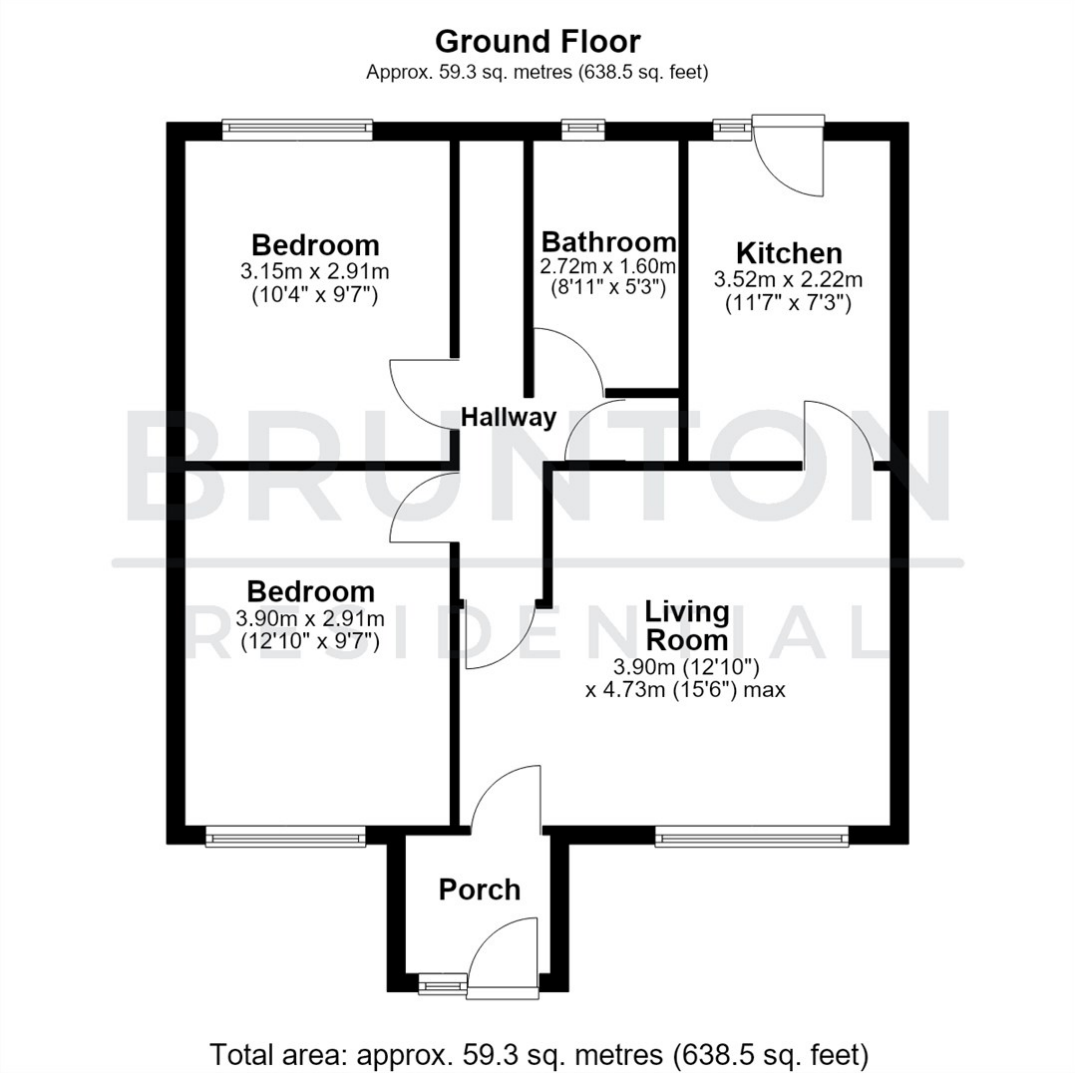
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	