



**RMS** | Rook  
Matthews  
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For Sale

Gibson Close | Haltwhistle | NE49

**Offers Over £160,000**

**RMS** | Rook  
Matthews  
Sayer



**Semi-Detached**

**Spacious Rear Garden**

**Three Bedrooms**

**Popular Residential Area**

**Kitchen Diner**

**Bright Living Spaces**

**Garage**

**Driveway Parking**

For any more information regarding the property please contact us today.





This well-presented three-bedroom semi-detached home is situated in a quiet cul-de-sac location in the popular town of Haltwhistle. Occupying a pleasant position at the head of the cul-de-sac, the property offers comfortable family living with the benefit of private outdoor space, off-road parking, and an attached garage.

The accommodation is thoughtfully laid out and includes a welcoming lounge, providing a cosy and relaxing space for everyday living. To the rear of the property, the kitchen diner offers a practical and sociable area ideal for family meals, entertaining, and day-to-day life, with access overlooking the rear garden.

Upstairs, the property features three well-proportioned bedrooms along with a family bathroom, making it an ideal home for families, couples, or first-time buyers seeking space in a peaceful residential setting with easy access to the town's amenities.

Externally, the home benefits from a spacious private rear garden, perfect for outdoor dining, children's play, or simply enjoying the quieter surroundings. To the front, there is a driveway providing off-road parking as well as an attached garage offering useful storage or additional parking space. Obviously, the garage offers the opportunity to extend the landing space into, subject to the usual consents.

Located within easy reach of local amenities, schools, transport links, and the surrounding Northumberland countryside, this property combines a convenient location with comfortable living in a desirable residential area.

Located in the heart of Northumberland, Haltwhistle is a thriving market surrounded by beautiful countryside and rich Roman history, the town offers a welcoming community atmosphere alongside a good range of independent shops, cafés, pubs, supermarkets, and everyday amenities. Ideally positioned for exploring Hadrian's Wall and the wider Northumberland National Park, Haltwhistle is particularly popular with walkers, cyclists, and outdoor enthusiasts. The town also benefits from excellent transport links, including a railway station providing connections to Newcastle and Carlisle.

## INTERNAL DIMENSIONS

Kitchen: 13'5 max x 7'9 max (4.09m x 2.36m)  
Lounge: 15'2 max x 10'0 max (4.62m x 3.05m)  
WC: 5'5 max x 3'2 max (1.65m x 0.97m)  
Garage: 17'10 max x 8'6 max (5.44m x 2.59)  
Bedroom One: 16'10 max x 9'2 max (5.13m x 2.79m)  
Bedroom Two: 13'7 max x 11'5 max (4.14m x 3.48m)  
Bedroom Three: 11'8 max x 6'11 max (3.56m x 2.11m)  
Bathroom: 6'4 max x 6'1 max (1.93m x 1.85m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

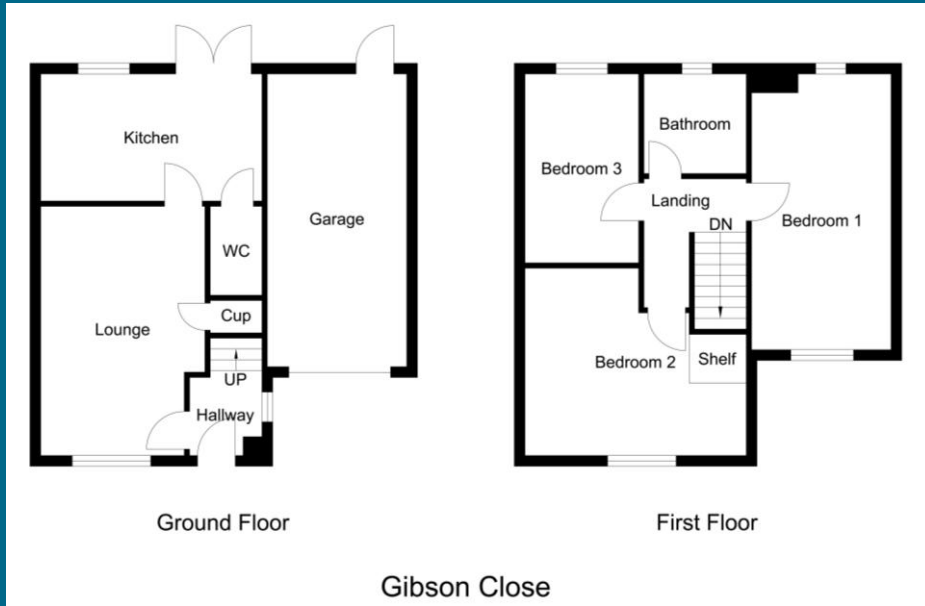
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: B

## EPC RATING: B

HX00006806.JR.SM.13.05.2026.V.1





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.