



Fairfield Park | Haltwhistle | NE49

Offers in the Region of £95,000 **RMS** | Rook
Matthews
Sayer



 2  1  1

Two-Bedroom Upper Flat

Outdoor Storage Shed

Spacious Lounge/Diner

Allocated Parking

Countryside Views

Close to Amenities

Versatile Sun Room

No Chain

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



Property Description

A well-presented two-bedroom upper flat, ideally situated within the popular town of Haltwhistle, offering comfortable accommodation suited to a range of buyers including first-time purchasers, downsizers and investors alike.

Some upgrades have been made in recent times including many of the carpets in the apartment.

The property benefits from a bright and spacious lounge/diner, providing an excellent living and entertaining space with ample room for both seating and dining furniture to enjoy the lovely views from. The fitted kitchen offers a practical layout with a range of storage and workspace, while the sun room creates an additional versatile area, perfect for relaxing and enjoying views over the surrounding countryside.

There are two well-proportioned bedrooms served by a family shower room fitted with a contemporary suite including shower cubicle, WC and hand basin.

Externally, the property enjoys access to a shared courtyard along with an outdoor storage shed providing useful additional storage space. A parking space further enhances the practicality of the property.

Conveniently located close to local amenities, shops and transport links, this apartment presents an excellent opportunity to acquire a low-maintenance home in a desirable location within Haltwhistle.

INTERNAL DIMENSIONS

Lounge: 10'7 into alcove x 11'8 max (3.23m x 3.56m)
Sun Room: 7'1 max x 6'2 max (2.16m x 1.88m)
Kitchen: 9'1 max x 7'8 max (2.77m x 2.34m)
Bedroom One: 11'8 max x 9'9 max (3.56m x 2.97m)
Bedroom Two: 9'9 max x 9'1 max (2.97m x 2.77m)
Bathroom: 6'9 max x 5'11 max (2.06m x 1.80m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL Copper Wire
Mobile Signal Coverage Blackspot: No
Parking: Communal Parking

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

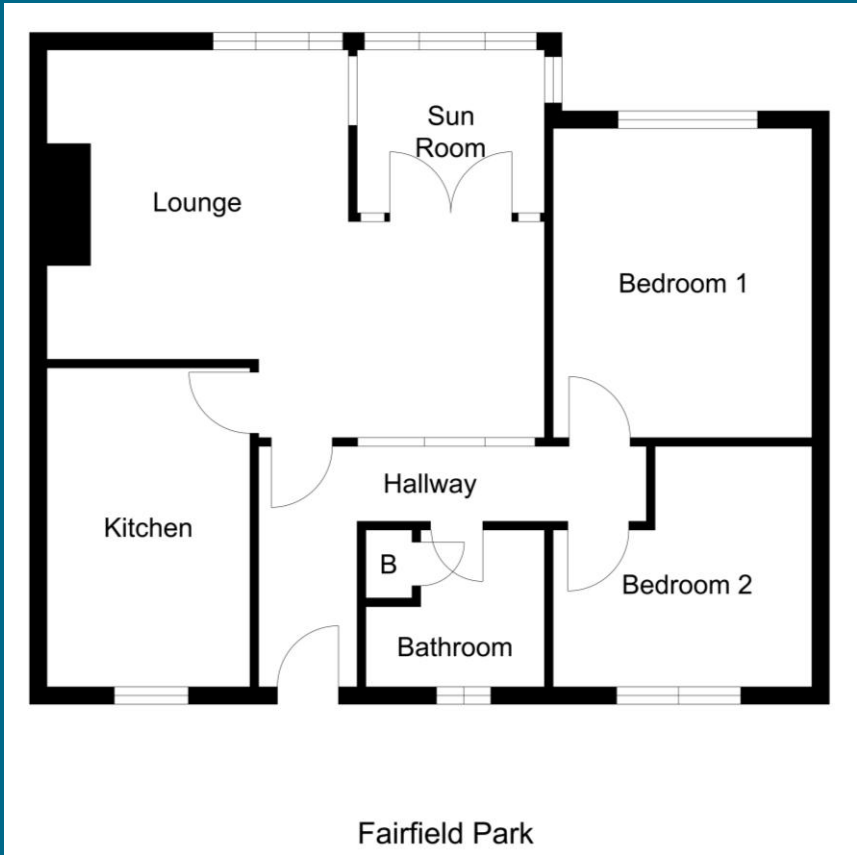
Length of Lease: 125 Years from 31/12/1991 (90 years left)
Service Charge: £771 (Yearly)

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 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.