



# **Selah Close, Allendale, NE47**

## **Offers in the Region: £200,000**

A charming stone-built semi-detached home with two double bedrooms set at the end of a quiet cul-de-sac, yet conveniently placed within easy walking distance of the town centre and its amenities. The property benefits from recently replaced windows and external doors, all upgraded within the past year.

The accommodation briefly comprises: an entrance porch, a spacious living room, and a breakfasting kitchen. To the first floor, the landing provides access to two double bedrooms and the family bathroom. Externally, there is a driveway to the front for off-street parking and a sizeable, fully-enclosed private garden to the rear.



### **Entrance - 1.88m x 1.36m (6'2" x 4'5")**

The entrance porch features double-glazed surrounding windows with a glazed front door and wood-effect flooring, providing access to the generous living room.

### **Living Room - 5.27m x 6.02m (17'3" x 19'9")**

A bright dual-aspect living room with double-glazed windows, a double central heating radiator, staircase leading to the first floor, a central fireplace with wooden surround, and carpet flooring.

### **Kitchen/Diner - 2.92mx 4.21m (9'6" x 13'9")**

A well-appointed dual-aspect kitchen/diner fitted with a range of white wall and base units topped with contrasting worktops, splashback tiling, integrated oven with gas hob and extractor fan above, sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer, and a comfortable space for dining. The kitchen features double glazed windows, double central heating radiator, and a glazed external door leading to the rear garden, with tiled flooring.

### **Landing**

The staircase located in the living room leads up to the carpeted landing providing access to the two bedrooms and family bathroom, as well as the half-boarded loft space.



### **Bedroom One - 2.46m x 4.15m (8'0" x 13'7")**

A generous principal bedroom capable of accommodating a double+ bed, with a double-glazed window, double central heating radiator, built-in overstairs storage cupboard, and carpet flooring.



### **Bedroom Two - 2.74m x 2.88m (8'11" x 9'5")**

The second bedroom, which is also able to fit a double bed, features a double-glazed window, double central heating radiator, and carpet flooring.

### **Bathroom - 1.09m x 2.48m (3'6" x 8'1")**

The family bathroom features a low level WC, pedestal wash hand basin, and panelled bathtub, with half-tiled walls, double central heating radiator, extractor fan, double-glazed privacy window, and vinyl flooring.



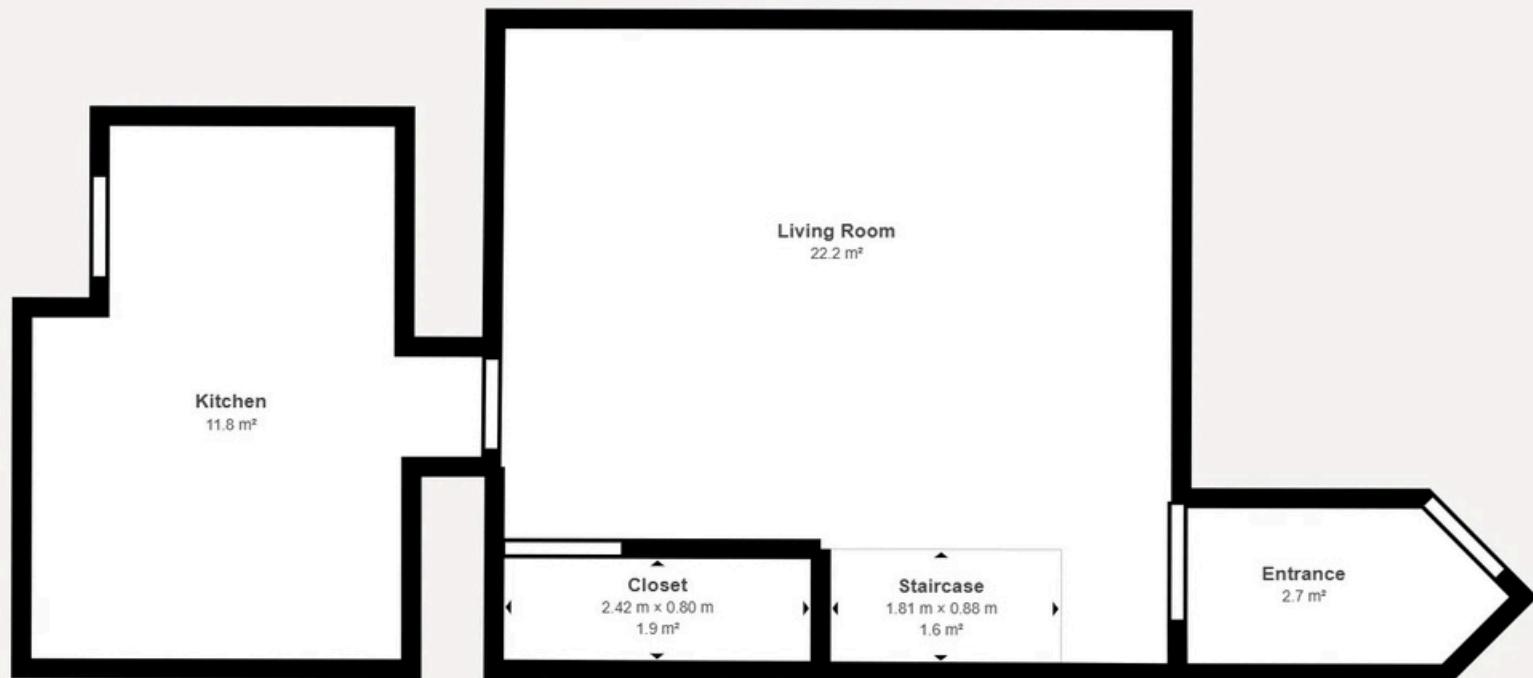
### **External**

The front of property provides attractive kerb appeal with a driveway providing off-street parking and a neat, well-presented frontage. There is side access which leads to the private rear garden that is mainly laid to lawn and landscaped with established plantings; it houses the property's oil tank and offers a paved patio area ideal for outdoor seating.



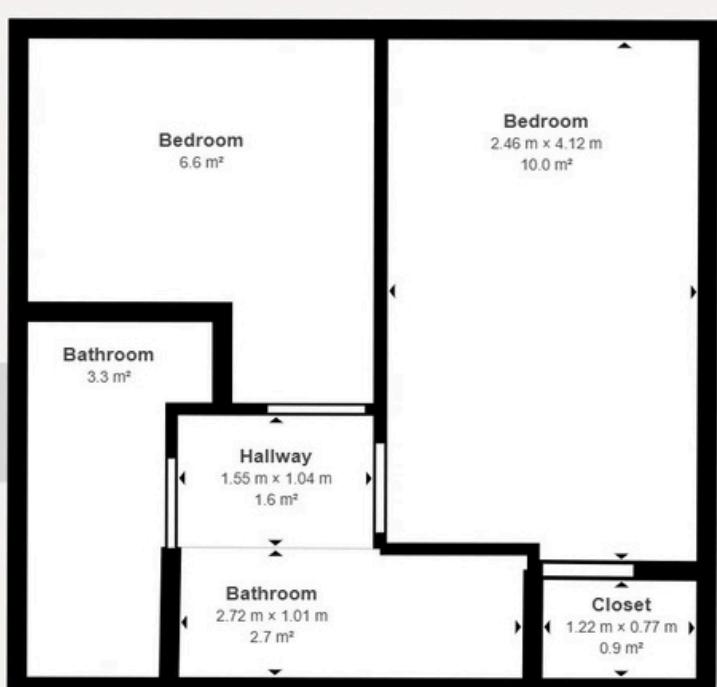
### **Services**

We have been advised the property has mains electricity, oil central heating, mains water and mains drainage.



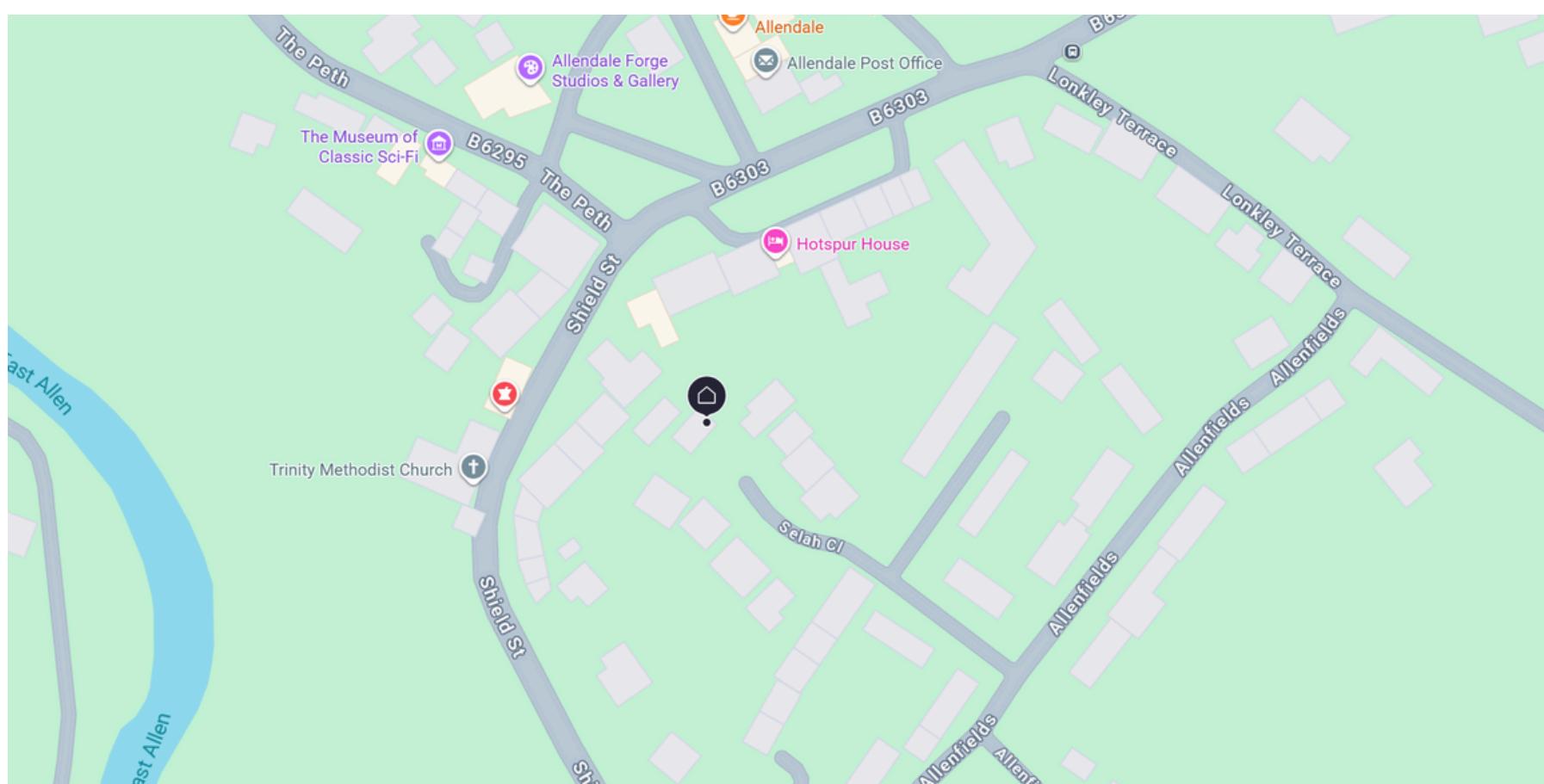
## Material Information

Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.



## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		62
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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