

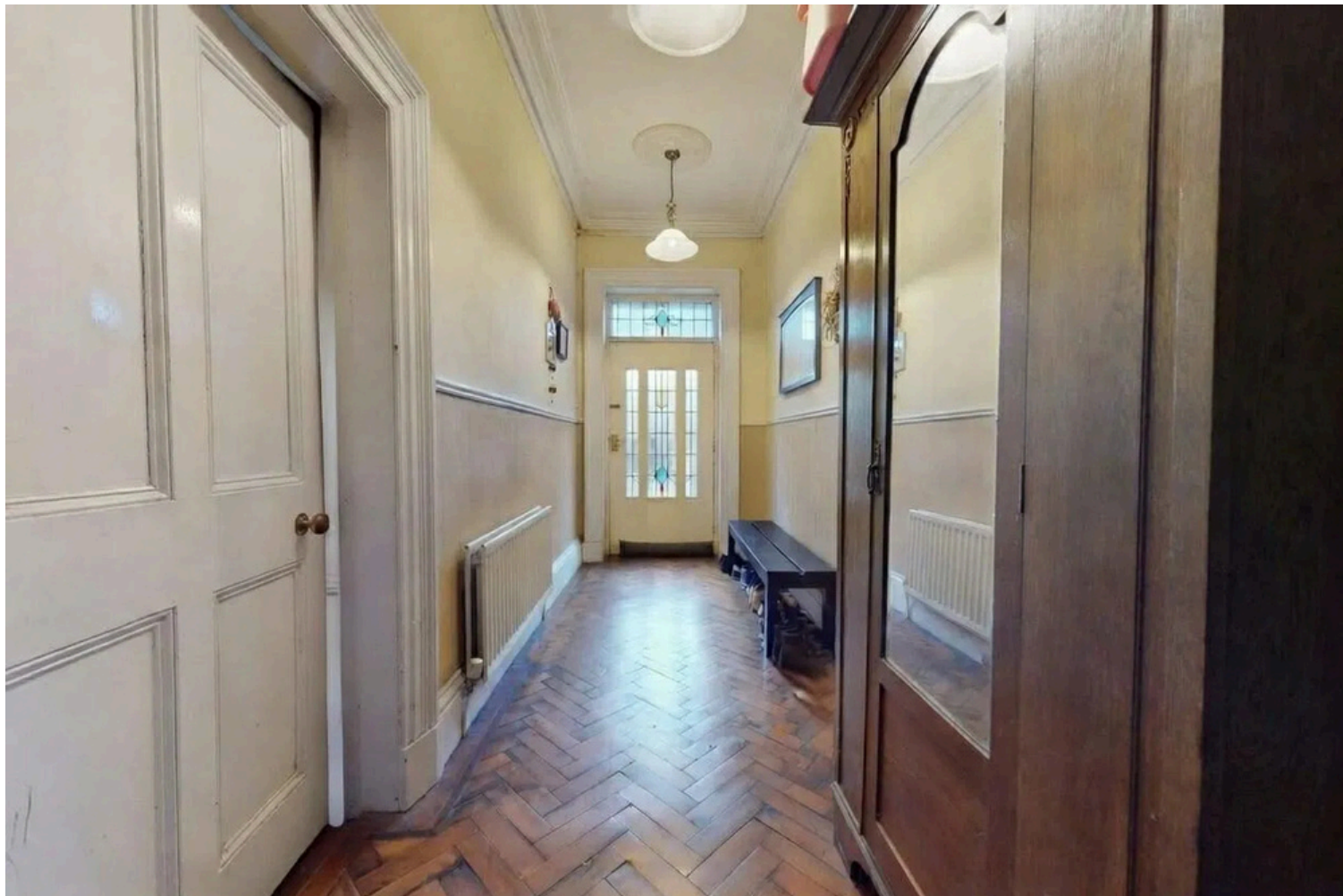


Sycamore House, Haltwhistle, NE49

Offers Over: £190,000

Semi-detached and spaciouly spread across three floors, the home includes three bedrooms with excellent potential for future development. With high ceilings, it retains many original features, including beautiful fireplaces. Gardens to the front and rear, provide attractive outdoor space. Gas central heating is installed throughout.

Ideally positioned close to the town centre, it offers convenient access to local amenities and transport links. Haltwhistle is a characterful Northumberland town known for its strong sense of community and striking surrounding landscapes.



Entrance Hall

Through the original leaded stained glass front door leads to a spacious hallway filled with period character; the hall includes intricate coving, classic dado rails, and parquet flooring.

Living Room - 4.87m x 4.58m (15'11" x 15'0")

The living room centres around an original Victorian fireplace, complete with open fire and tiled hearth, creating an excellent focal point. Single-glazed sash windows provide a pleasant front aspect, and the space is further enhanced by the original internal doors, a double central heating radiator, and Iroko hardwood flooring.



Dining Room - 4.4m x 4.35m (14'5" x 14'3")

The dining room is of a generous size and includes a single-glazed sash window with a rear aspect, original internal doors, double central heating radiator, and the original flooring.



Kitchen - 4.77m x 2.36m (15'7" x 7'8")

The kitchen is fitted with a range of floor and wall units, incorporating plumbing for a washing machine, as well as solid wood worktops, tiled walls, and twin Belfast sinks. Cooking facilities include a double electric oven and five-burner gas hob, two single-glazed windows with rear aspect, and a single central heating radiator.

First Floor Landing

The carpeted staircase rises from the entrance hall to a half-landing, where the bathroom is conveniently located, before continuing to the first floor landing providing access to the three bedrooms.

Bathroom - 2.83m x 2.79m (9'3" x 9'1")

The bathroom includes both a corner shower unit and bathtub, as well as a wash hand basin and WC, with wood flooring.

Bedroom One - 4.43m x 4.42m (14'6" x 14'6")

This double+ bedroom features an original fireplace with open fire, single-glazed sash windows with rear aspect and wooden shutters, while original coving, a built-in storage cupboard, and carpeted flooring finish the room.

Bedroom Two - 3.91m x 3.73m (12'9" x 12'2")

The second bedroom, which is also a double+ room, includes an original fireplace with open fire, double glazed sash windows offering a front aspect, and a double central heating radiator. The space is finished with carpeted flooring.





Bedroom Three - 3.16m x 2.92m (10'4" x 9'6")

The third bedroom is currently arranged as a home office with a single bed, offering flexibility of use. The room includes double glazed sash windows providing a front aspect, a single central heating radiator, and carpeted flooring.

Second Floor Landing

Leading to:



Room One - 3.44m x 2.85m (11'3" x 9'4")

Room Two - 3.3m x 2.85m (10'9" x 9'4")

Currently utilised for general storage, this generous space offers excellent potential for future development, subject to the necessary consents. Its layout and proportions lend themselves well to a comfortable bedroom with scope for an ensuite, making it a valuable opportunity for those wishing to extend the home's accommodation.



External

To the front of the property is a neat patio garden enclosed by metal railings, offering an attractive kerb appeal with a low-maintenance approach. To the rear, a south-facing walled garden provides a private outdoor space, along with a long store and an outhouse with power. There is potential for off-street parking for everyday convenience.

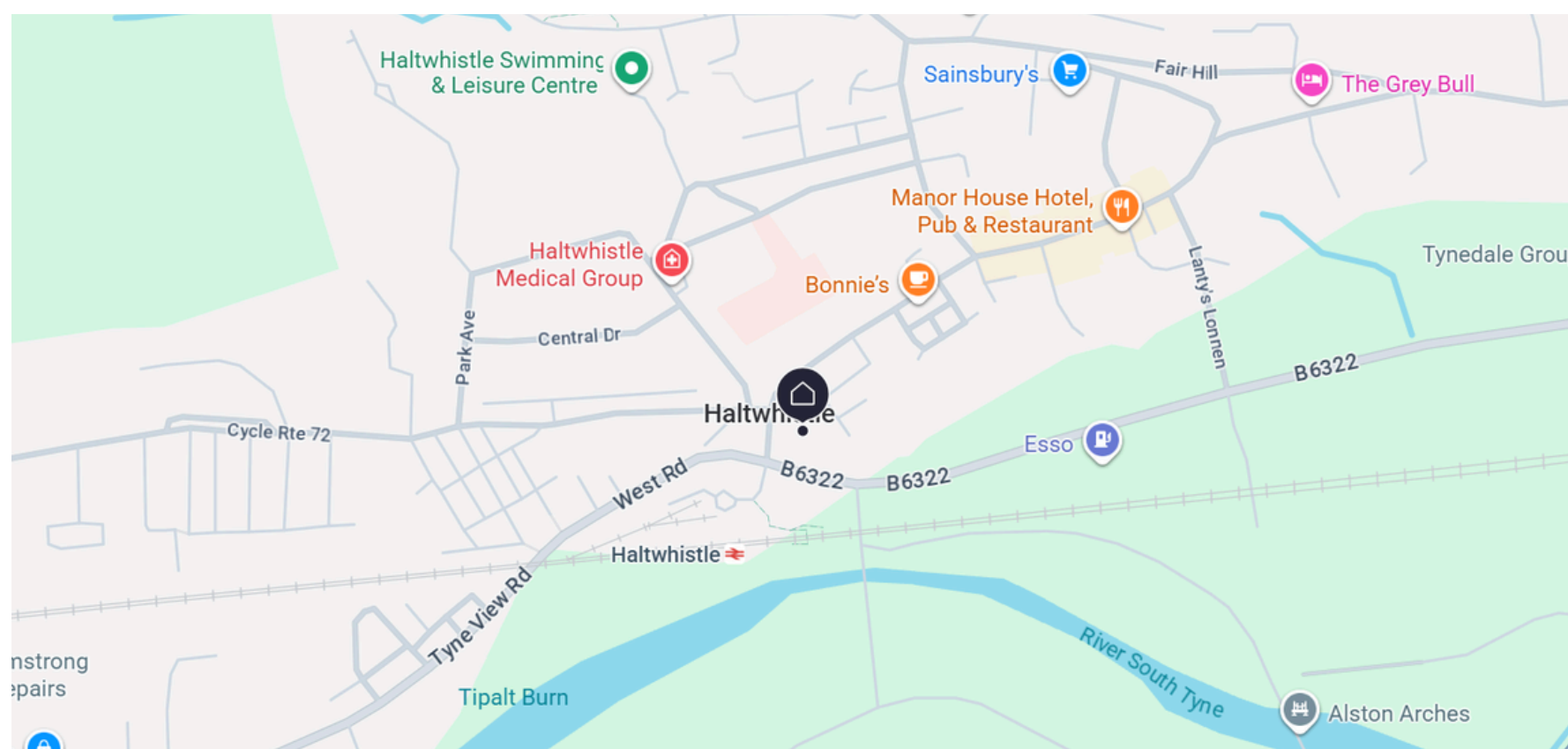


Services

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

Referral Fees

In line with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may provide certain services to buyers and sellers, from which we may earn a referral fee upon completion. These services include conveyancing where we typically receive an average fee of £240.00 (incl VAT) and mortgages where we generally earn a commission averaging £120.00 (incl VAT).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.