

# LABURNUM HOUSE, HALTWHISTLE



## **TO BE SOLD BY AUCTION**

**Saturday 27<sup>th</sup> April, 2019 @ 12:30pm**

**Venue:**

**The Twice Brewed Inn, Bardon Mill, NE47 7AN**

Pennine Ways are Delighted to offer For Sale By Auction a well presented Detached Three Bedroom Property with gardens to side and South Facing Rear Yard. The property benefits from Double Glazing throughout and Gas Central Heating.

NO ONWARD CHAIN. (A buyer's premium of 5% of the sale price applies)

**Guide Price: £135,000**

### **Laburnum House, Haltwhistle**

Pennine Ways are delighted to offer For Sale By Auction a well presented detached three bedroom property with gardens to side and south facing rear yard. The property benefits from double glazing throughout and gas central heating.

The property is situated within a short walking distance to the town centre where all local amenities and public transport facilities are located.

**This property is to be sold by auction on Saturday 27<sup>th</sup> April, 2019 at The Twice Brewed Inn, Bardon Mill at 12:30pm.**



### **Ground Floor**

#### **Inner Hallway**

Decorated in neutral colours with beige carpet to floor, single radiator and under stair storage cupboard. The hallway leads to living room, utility room and kitchen/diner.



#### **Living Room** 4.31m x 4.18m (14'01" x 13'08") awp

A large family living area decorated in neutral colours, carpet to floor, double radiator, white UPVC double glazed window to front aspect and fire place to centre of room.



#### **Utility Room** 5.56m x 1.61m (14'11" x 5'03") awp

A useful separate utility area decorated in neutral colours with carpet to floor, single radiator, stainless steel sink & drainer with worktop and utility units. Plumbing for washing machine, gas combi boiler with wood single glazed window to rear aspect and single glazed skylight.



**Kitchen / Diner** 4.31m x 4.39m (14'01" x 14'04") awp

A spacious kitchen/diner decorated in neutral colours, beige tile effect vinyl to floor, double radiator and white UPVC double glazed window to rear aspect. A range of matching wood kitchen units, laminate worktop, stainless steel sink & drainer with chrome mixer tap. Space for freestanding gas or electric cooker.



**Rear Lobby**

White UPVC door that leads to rear yard and stairs leading to:

### **First Floor Landing**

Decorated in neutral colours with carpet to floor, white UPVC double glazed window to side aspect. The landing leads to family bathroom and all three bedrooms.

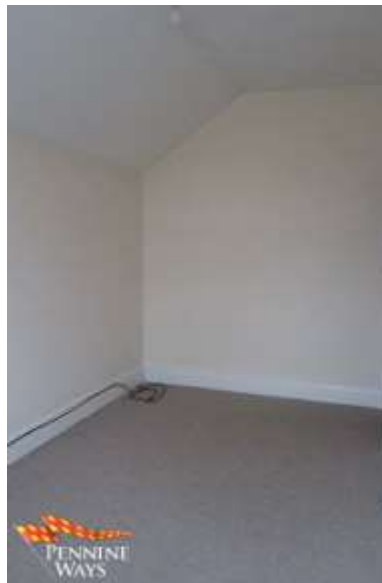
### **Bathroom** 3.24m x 1.92m (10'07" x 6'03")

A spacious family bathroom comprising of a three piece white bathroom suite with electric shower over bath. Decorated in neutral colours with splash back tiles, carpet to floor and single radiator. White UPVC double glazed obscure window to rear aspect with large built in linen cupboard.



### **Bedroom 1** 4.34m x 2.32m (14'03" x 7'07")

A large single bedroom decorated in neutral colours with carpet to floor, single radiator and white UPVC double glazed window to rear aspect.





**Bedroom 2** 3.17m x 1.96m (10'04" x 6'04")

A second single bedroom decorated in neutral colours with carpet to floor, single radiator and white UPVC double glazed window to front aspect.



**Bedroom 3** 3.40m x 4.20m (11'01" x 13'09") awp

A master bedroom which would easily accommodate a king size bed decorated in neutral colours with carpet to floor, double radiator and white UPVC double glazed window to front aspect.



**Outside**

Small garden space to the side of the property as you enter Orchard Gardens with pedestrian access through to:

Small south facing rear yard laid to stone patio flags.

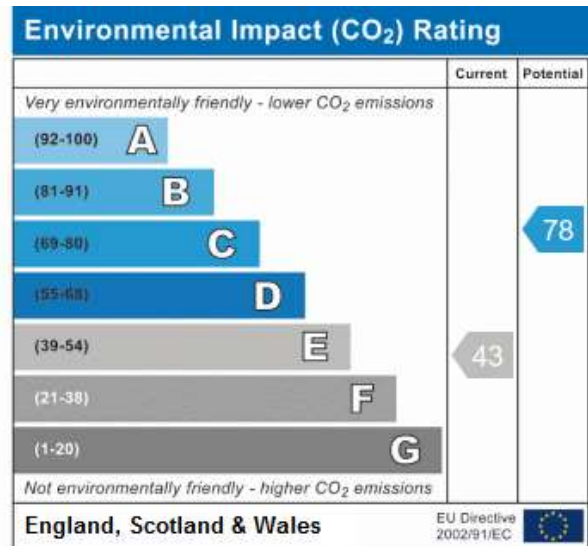
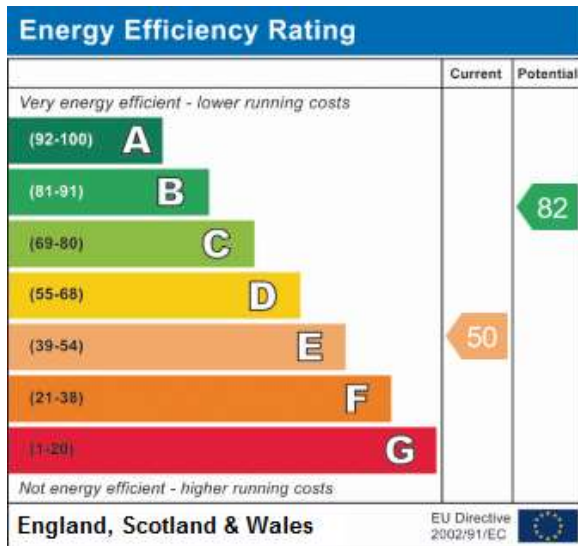




**Services**

Mains gas, electricity, water & drainage  
Council Tax Band A

**Energy efficiency rating**



**Tenure**

The vendor has advised the property is Freehold.

**Additional Information**

This property has been currently used as a Buy To Let Investment which has generated a regular healthy income between £475 - £525 per calendar month over the years.

The property is a great First Time Buyer opportunity as well and has no onward chain.

The buyer's premium payable includes the cost of searches provided by the vendor. There is no VAT applicable to the buyers premium.

**Local Information**

Haltwhistle is near to the famous Roman Wall and Historical visitor's centres and is known as The Centre of Britain market town. Situated 10 miles east of Brampton with good rail/bus links and local amenities.

**Directions** NE49 0DJ

From the Haltwhistle office head down the main street keep following the road and you will find the property on your right almost opposite the Grey Bull.

**VIEWINGS** are strictly by prior appointment with the sole agent, PENNINE WAYS LTD. To arrange an appointment, please call Haltwhistle 01434 322277 or Alston 01434 381808.

**To view more of our properties for sale or to let, please check our website [www.pennine-ways.co.uk](http://www.pennine-ways.co.uk)**

**FREE MARKET APPRAISALS**

We will be pleased to provide unbiased and professional advice without obligation on the marketing & current value of your present home. Just contact one of our offices to request a valuation.

Pennine Ways Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) no person in the employment of Pennine Ways Ltd has any authority to make or give any representation or whatever in relation to this property. May we also courteously advise that whilst every care is taken to ensure the accuracy of the measurements in these details, please do not incur any expense until you have verified the sizes to your own satisfaction.