



Hawkhope Hill

Falstone

- Semi Detached
- Three Bedrooms
- Recently Refurbished
- Garage & Driveway
- Gardens Front & Rear
- Rural Location with Views

Guide Price: **£ 199,950**

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Hawkhope Hill, Falstone

PROPERTY DESCRIPTION

Introducing this immaculate semi-detached property, now available for sale. A perfect home for families or BTL, the property is situated in a peaceful village location surrounded by green spaces, walking and cycling routes as well as having Kielder attractions on the doorstep and a cosy village pub just along the road.

The property has been fully refurbished throughout and boasts an open-plan kitchen dining space. The modern kitchen is a standout feature of the property, equipped with modern appliances, making this the perfect room for family meals or entertaining guests.

The property has ample reception space with a separate lounge room accommodating all family needs, from which you can enjoy open views of the countryside whilst feeling the warmth from the stove. This enhances the living experience and brings a lot of natural light into the home.

The property comprises three bedrooms, offering plenty of room for a growing family. Further enhancing the living experience are two modern shower rooms, both recently refurbished.

This lovely home is also practical, with driveway parking, garage with roller shutter door and electric heating throughout the property. The gardens to front and rear offer a safe space for children to play, while adults enjoy the beautiful views that this property boasts, in both directions, from multiple seating areas.

Situated on a quiet cul-de-sac, the property falls under council tax band A, making it a financially smart choice for potential families or BTL investors.

In conclusion, this home combines style, comfort, and practicality, making it an ideal home for a variety of buyers. Its location and turn key interior adds to its charm, promising a tranquil and comfortable lifestyle for its residents.

INTERNAL DIMENSIONS

Kitchen: 16'4 x 15'8 (4.98m x 4.78m)
Lounge: 16'9 into alcove x 14'10 (5.11m x 4.52m)
Bedroom: 11'5 x 9'0 (3.48m x 2.74m)
Bedroom: 10'5 x 7'0 (3.18m x 2.13m)
Garage: 18'10 x 8'11 (5.74m x 2.72m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric
Broadband: ADSL
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Known safety risks at property (asbestos etc...): Yes

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: A

EPC RATING: TBC

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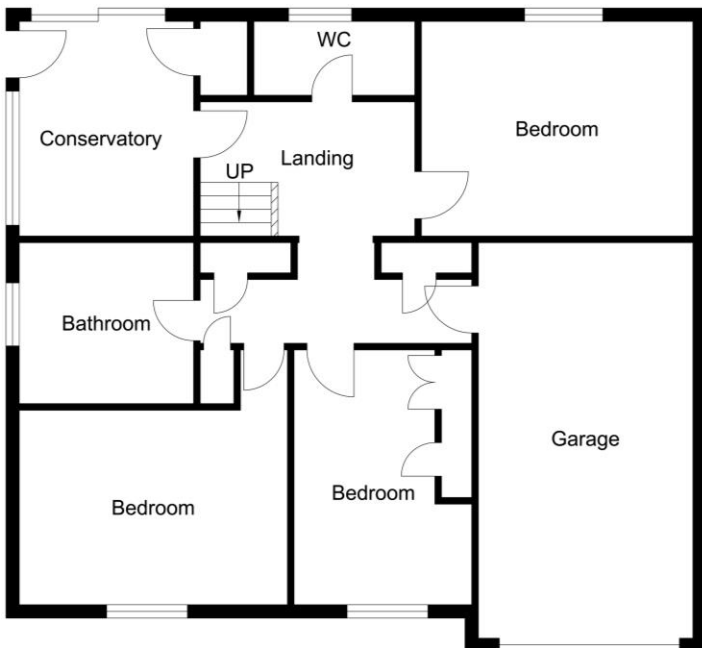
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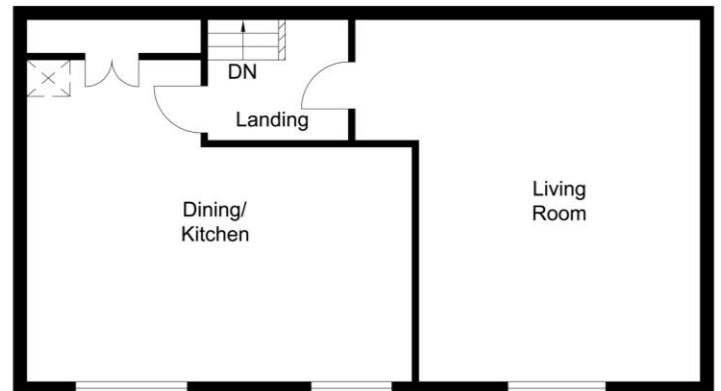
16 Branches across the North-East



Hawkhope Hill, Falstone



Ground Floor



First Floor

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