



Gibson Close Haltwhistle

- Semi Detached
- Three Bedrooms
- Large Garden
- Garage & Driveway
- No Forward Chain
- Immaculate Presentation

Offers in the Region of: **£ 185,000**

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Gibson Close, Haltwhistle

PROPERTY DESCRIPTION

Offered with no forward chain, this immaculate family home is situated in a convenient yet quiet location. Offering detached garage, large garden with raised decking and patio doors to the rear, this property is an attractive prospect to a number of buyers.

The property is entered via the front door into a spacious entrance hallway with space for entrance furniture, door to lounge and stairs to first floor. The lounge is situated to the front elevation with window to front, feature fireplace, low level understair storage cupboard and rear door to dining kitchen with spacious WC fitted beneath stairs. The kitchen is fitted with a good range of base and wall cabinets, window and French doors to rear garden as well as the added benefit of underfloor heating which runs through into the adjacent WC.

The first floor landing has doors to all three bedrooms and family bathroom as well as access hatch to loft which is boarded out with lighting for storage. The largest of the three bedrooms is situated to the front elevation, is the full width of the property and has two windows allowing in plenty of natural light.

Externally the property has a larger than average plot due to having the detached garage which in turn extends the width of the garden. The garden is laid mainly to lawn with raised decking to the back corner taking advantage of the West facing aspect. Patio area adjacent to the property provides perfect entertaining space access from the kitchen French doors. Garden tap and power outlet also offered.

The driveway offers parking for upto two cars as well as the internal garage space. The garage loft area has been boarded and supplied with power and lighting to provide additional storage and/or hobby space.

Haltwhistle offers the majority of day-to-day amenities including healthcare, schooling, groceries, leisure centre with swimming pool, train and bus stations as well as being positioned adjacent to the A69 with runs from Carlisle in the West to Newcastle in the East.

INTERNAL DIMENSIONS

Lounge: 16'1 x 9'7 max (4.9m x 2.92m)
Kitchen: 13'5 x 10'10 (4.09m x 3.3m)
Bedroom 1: 13'5 x 8'3 (4.09m x 2.51m)
Bedroom 2: 12'5 x 7'1 (3.78m x 2.16m)
Bedroom 3: 9'1 x 6'1 (2.77m x 1.85m)
Bathroom: 7'1 x 6'0 (2.16m x 1.83m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to cabinet
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.

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: B

EPC RATING: B

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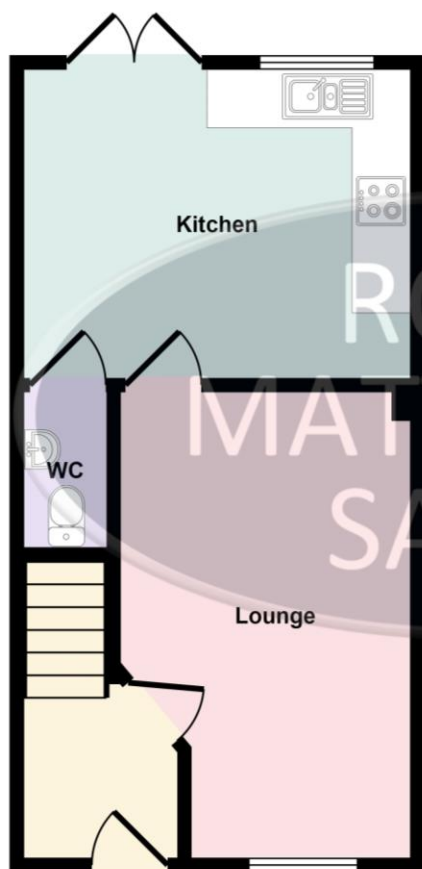
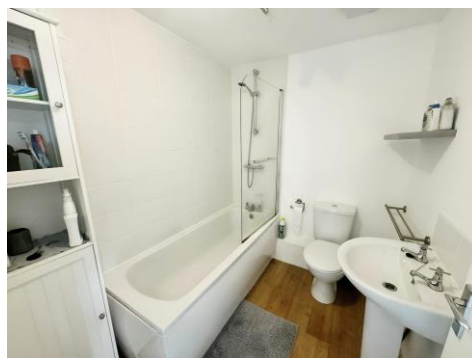
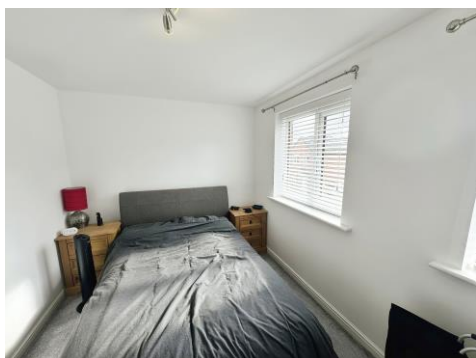
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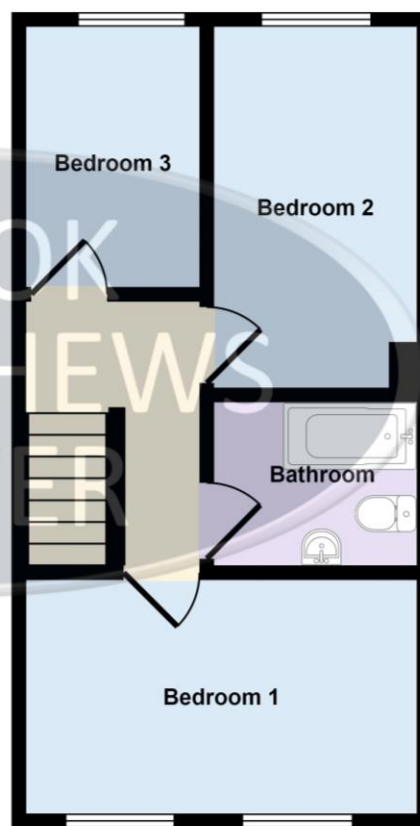
16 Branches across the North-East



Gibson Close, Haltwhistle



Ground Floor



First Floor

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