



**Seymour House,**  
Edens Lawn, Haltwhistle, Northumberland, NE49 0AA

**Seymour House**  
**Edens Lawn**  
**Haltwhistle**  
**Northumberland**  
**NE49 0AA**

**Guide Price: £150,000**

Well proportioned two bedroom detached house, with garage and parking pleasantly situated close to the centre of the popular town of Haltwhistle.

- Two double bedrooms
- Well proportioned accommodation
- Garden
- Gas central heating and double glazing
- Central location
- Garage and parking
- No onward chain
- Energy efficiency rating D (60)

**youngsRPS** 

01434 608980





### DESCRIPTION

Well proportioned two bedroom detached house, with garage and parking pleasantly situated close to the centre of the popular town of Haltwhistle.

The front door opens into the entrance hallway with cloakroom/WC and stairs to the first floor. The living room includes a large window overlooking the garden and a charming feature fireplace. The kitchen is fitted with a range of wall and base units and ample space for dining, with a door leading out to the garden.

On the first floor there are two double bedrooms and a bathroom fitted with a panelled bath with shower over, WC and wash hand basin.

Externally the property benefits from parking in front of the attached garage and a garden which is paved and planted with a range of shrubs.

### LOCATION

Haltwhistle is a popular and thriving town between Carlisle and Newcastle. The town caters for every day needs with supermarkets, a good range of shops, primary and secondary schooling and professional services. The beautiful surrounding area is Hadrian's Wall Country and receives many tourists all year around, the town itself is believed to be the centre of Great Britain. Nearby Hexham provides more comprehensive services with large supermarkets, schooling, hospital and a further choice

of shops and eateries. The town is extremely suitable for commuters with the A69 providing good access to Newcastle Airport and City Centre, Carlisle and the M6. The town also has regular rail links to both Newcastle and Carlisle where there are high speed connections to the major UK cities.

### SERVICES

Mains electricity, gas, water and drainage are connected. Gas central heating to radiators also supplying the domestic hot water.

### CHARGES

Northumberland County Council tax band C.

### VIEWINGS

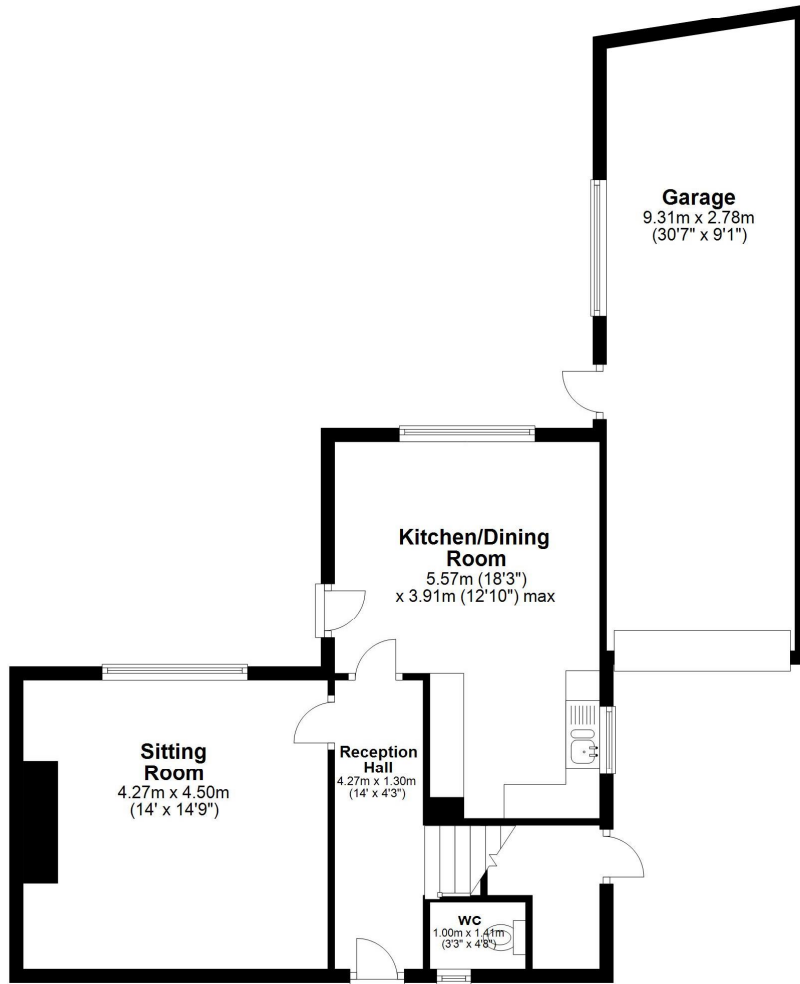
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

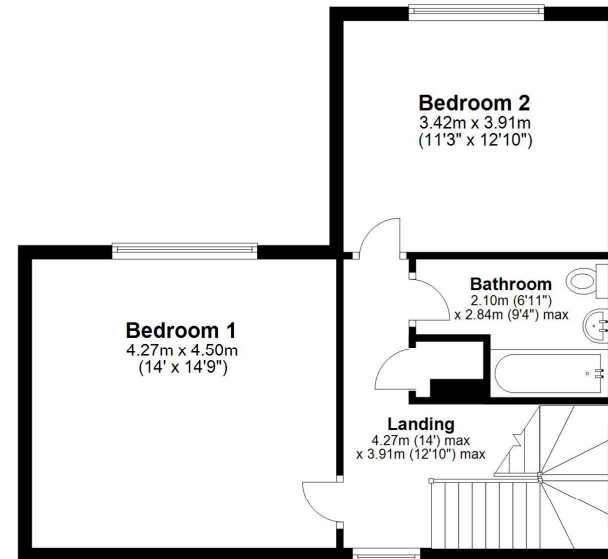
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



**Ground Floor**  
Approx. 75.7 sq. metres (814.6 sq. feet)



**First Floor**  
Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 125.8 sq. metres (1354.1 sq. feet)  
**Seymour House, Edens Lawn, Haltwhistle**

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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