



- 3 Bedroom Bungalow
- Double glazing
- Garage
- Council Tax Band D

- 6 month let only
- Conservatory
- Large Garden

- Oil central heating
- Off street parking
- Beautiful Views



Available for a 6 months let, a well presented 3 Bedroom Bungalow, situated in the pleasant village of West Woodburn. With oil fired central heating, double glazing and a large garden front and rear, complimented by views over the valley, the property briefly comprises; an Entrance Hall with a large storage cupboard and radiator, leading to the Kitchen, Lounge and Bedrooms.

The Lounge has twin double glazed windows to the front of the property and is complimented by an ornate stone fireplace. The Kitchen is equipped with a good range of units, an electric oven/hob, a washing machine and a window to the rear of the property, boasting spectacular views over the Rede Valley. The Dining Room is located next to the Kitchen, leading to the Conservatory.

The Master Bedroom, is located to the rear of the property with built in wardrobes, a window to the rear and a En-Suite with a white suite and mains shower. The Second and Third Bedrooms are to the front of the property, also with built in wardrobes. The Family Bathroom has a white suite and an electric shower over the bath.

Externally there are large gardens front and rear with a beautiful view. To the rear of the property there is a large shed with a work bench and a single garage to the side of the property. There is adequate parking for 3 cars.

West Woodburn is located on the A68, 15 miles north of Hexham, giving good access to the A69 for Newcastle and is 13 miles south of the Scottish Border, leaving West Woodburn a peaceful village with good commuting advantages. There is also a pub/restaurant in the village called The Bay Horse, with excellent reviews on Trip Adviser.

For schooling, there is a First School in West Woodburn, with Bellingham offering a Middle School and Sports Collage. There is a High School in Hexham.

#### Entrance Hall

**Lounge 13'11" x 13'1" (4.25 x 4)**

**Dining Room 6'75"10" x 10'5" (206 x 3.2)**

**Kitchen 12'1" x 10'9" (3.7 x 3.3)**

**Master Bedroom 10'5" x 9'10" (3.2 x 3)**

#### En Suite

**Bedroom 2 13'1" x 9'10" (4 x 3)**

**Bedroom 3 9'10" x 9'2" (3 x 2.8)**

#### Bathroom W/C

#### Conservatory

#### Externally



Energy Performance: E

Council Tax Band: D

Distance from West Woodburn First School: 0.4 miles

Distance from Village Centre: 0.4 miles

Distance From Bellingham: 4.8 miles

Distance from Newcastle Central Station: 31.1 miles

Distance from Hexham: 20.4 miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.