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SIPTON TERRACE, SPARTY LEA, HEXHAM, NE47

£180,000

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TWO BEDROOMS – TERRACED PROPERTY – RURAL LOCATION

Brunton Residential are delighted to offer for sale this charming grade two listed two-bedroom terraced property, located on Sipton Terrace in the peaceful village hamlet of Sparty Lea, near Hexham.

This well-presented home features two well-proportioned bedrooms, a generous lounge and an open-plan kitchen/diner.

Sparty Lea is a picturesque rural hamlet surrounded by stunning countryside, while still being within easy reach of Hexham and its wide range of amenities, transport links, and schools and less than a ten minute drive to Allendale town.

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Upon entering the property, you are welcomed into an entrance lobby with tiled flooring and a staircase leading to the first-floor landing.

To the right, you step into a generous lounge featuring a wood-burning stove, wood-effect flooring, a front-aspect window, and a large walk-in storage unit. The room is further enhanced by exposed beams.

From the lounge, you have access to a spacious kitchen-diner situated at the rear of the property. This room is fitted with tiled flooring, a range of wall and floor units, wooden worktop surfaces, and integrated appliances, including a range oven, hob, and extractor fan. There is ample space for a dining table. A door leads outside to the rear of the property, where there are two storage sheds—one used for coal and another for general storage.

Upstairs, the first floor offers two good-sized double bedrooms. A family bathroom serves this floor, complete with a bath, overhead shower, washbasin, and WC.

Externally, the property features a good-sized garden, which is laid to lawn with planted borders and fencing, and enjoys spectacular open views over the countryside.



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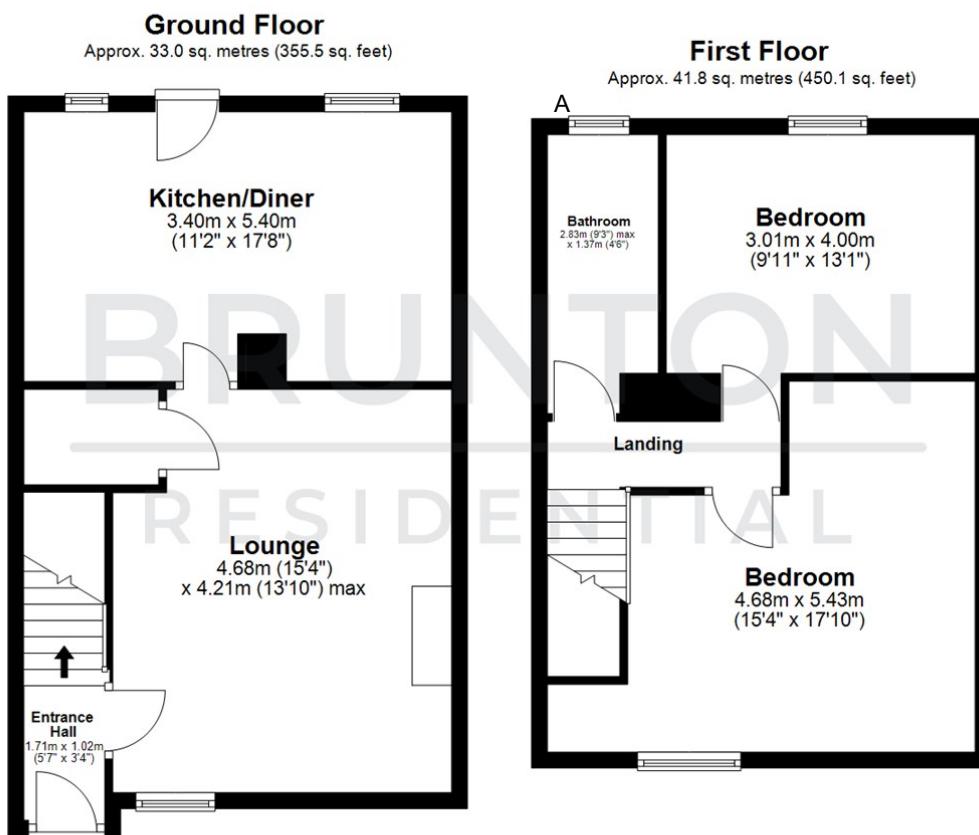
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : A

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	