



3 Bedrooms

Located in the picturesque countryside in an area of outstanding beauty, this charming and peaceful period semi-detached house offers a perfect retreat for those seeking tranquillity and scenic views.

The property boasts three bedrooms, ideal for a growing family or as a spacious home office. The garden provides a lovely outdoor space for relaxing or entertaining. The rural setting offers a serene atmosphere, making it an idyllic place to call home. With its characterful features and beautiful

## Carrshield

Hexham, Northumberland, NE47

Asking Price:

**£300,000**

EPC Rating: F



**Living Room:**

**19'2" by 15'1" (5.84m by 4.6m)**

Stone fire surround with wood burning stove, exposed beams.

**Dining Kitchen:**

**14'10" by 14'1" (4.52m by 4.3m)**

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit, aga, cooker, dishwasher, central heating radiator, two double glazed windows.

**Bedroom One:**

**12'5" by 10'4" (3.78m by 3.15m)**

Central heating radiator, double glazed window.

**En Suite:**

**8'4" by 4'2" (2.54m by 1.27m)**

Walk in shower cubicle, wash hand basin, WC, heated towel radiator, double glazed window.

**Bedroom Two:**

**15'3" by 9'8" (4.65m by 2.95m)**

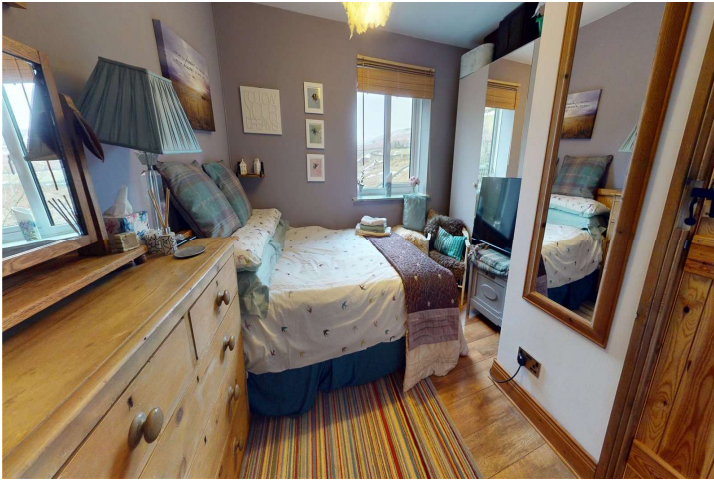
Central heating radiator, double glazed window.

**Bathroom:**

**12'2" by 9'1" (3.7m by 2.77m)**



For additional information and full photo gallery please visit [www.redhotproperty.co.uk](http://www.redhotproperty.co.uk)



Walk in shower cubicle, wash hand basin, WC, heated towel radiator, double glazed window.

**Bedroom Three:**

**13'11" by 12'3" (4.24m by 3.73m)**

Central heating radiator, double glazed window.

**Utility Room:**

**7'2" by 7' (2.18m by 2.13m)**

Washing machine, tumble dryer, door to external.

**External:**

The property sits on approximately 1/4 acres plot and has an enclosed garden area with shrubs, trees and plantings. There is also an orchard, a poly tunnel, an area currently used for goats and chickens and storage shed.

**Disclaimer**

**Material Information:**

The following information should be read and considered by any potential buyers prior to making transactional decision.

**Services:**

We are advised by the seller that it is mains water and electricity, septic tank and oil heating.

**Water Meter:**

Yes

**Parking Arrangements:**

Street Parking

**Broadband Speed:**

The maximum speed for broadband in this area is shown by imputing the postcode into an online speed checker.

**Mobile Phone Signal:**

No known issues.

**North East of England Ex Mining Area:**

We operate in an ex-mining area. This property may have been built on or near and ex-mining site. More information can/will be clarified by the solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

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