

**PENNINE WAYS  
WESTGATE CHAMBERS  
HALTWHISTLE NE49 9AQ**

Telephone: 01434 322277

[www.countrycottages.net](http://www.countrycottages.net)

**Banna, The Gap, Gilsland**

A Stone Built 2 bedroom ground floor fully furnished apartment on the out skirts of Gilsland, double glazed windows, shared garden and allocated parking. Ideal first home, holiday accommodation or buy to let, set close to Hadrian's Wall and within yards of the Hadrian's Wall Path making it an ideal base for walkers.

**Kitchen / Living Room** 7.55m x 2.29m (24'9" x 7'6")

**Open plan kitchen, dining area and living room.**

**Kitchen**

Wooden framed double glazed window with front aspect and bespoke Laura Ashley roman blind. A range of floor and wall units in white high gloss finish with solid beech work surfaces, integrated electric ceramic hob, fan oven and extractor hood, stainless steel sink and drainer with mixer tap. Miele washer-drier and Zanussi fridge-freezer are also included, down lights and laminate flooring.

**Living Room**

2 Wooden framed double glazed windows with front aspect, with bespoke Laura Ashley roman blinds, night storage heater, wall lights and laminate flooring, 2 sofas, coffee table, lamp, dining table and 4 chairs are also included.

**Bedroom 1** 3.23m x 2.30m (10'7" x 7'7")

A double bedroom, wooden framed double glazed window with roller blind, wall lights, electric heater, double bed, bedside shelves, wardrobe, and carpet to the floor, all included.

**Bedroom 2** 2.55m x 2.37m (7'9" x 7'8")

Wooden framed double glazed window with roller blind, wall lights, complete with bunk beds. Electric heater and carpet to the floor, all included.

**Bathroom** 1.76m x 1.66m (5'9" x 5'5")

White 3 piece bathroom suite with electric shower over, shower screen, bathroom cabinet and heated towel rail. Bathroom cupboard which houses the water tanks and immersion heater.

**Garden area**

There is a shared garden with seating, shrubs and fruit trees

**Parking area.**

### **Services**

- **Mains electricity**
- **Water meter**
- **Mains sewerage**
- **Council Tax Band A**

### **Additional Information** **NO ONWARD CHAIN**

### **Tenure**

Leasehold

### **Directions**

From the Haltwhistle office head west, turn right sign posted for Carlisle, at the junction turn right onto the A69, turn right sign posted for Gilsland, at the junction go straight across following the signs for Gilsland. Continue along the road, on the right there is a sign for Gilsland , turn left at the sign go up the lane, drive through the gates, the property is on the right.

### **Viewing**

**Strictly by prior appointment with the sole agent, PENNINE WAYS LTD.  
To arrange an appointment, please ring:**

**Haltwhistle 01434 322277 or Alston 01434 381808**

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