



ROOK
MATTHEWS
SAYER

Gibson House
Hexham

Gibson House, Hexham

- First Floor Maisonette
- Two Bedrooms
- Gas Central Heating
- Allocated Parking Space
- Town Centre Location
- No Forward Chain

£ 125,000

Offered for sale with no forward chain this two bedroom first floor maisonette which is situated in the centre of Hexham with access to all local amenities; rail and bus station; Hexham Abbey and Sele Park are close by.

The property is accessed via a lobby and staircase leading to the flat on the first floor landing. The bright and spacious flat comprises a solid wood entrance door with hall and staircase leading to the upper floor and lit by a large rear window; lounge with window to the front and feature round window onto the hall; dining kitchen with dual aspect windows. To the upper floor there are two bedrooms and a bathroom. The property benefits from gas central heating and an allocated numbered parking space to the rear

Reception Hall:

Staircase leading to upper floor; large window to the rear elevation.

Lounge: 12'9(3.89m) x 11'9(3.58m)

An abundance of natural light from the large window to the front elevation; ceiling coving; radiator.

Dining Kitchen: 18'0(5.49m) x 8'6(2.59m)

With dual aspect windows this bright and spacious room has a good range of floor and wall cabinets; contrasting work surfaces; stainless steel one and half bowl sink unit and drainer with mixer tap over; gas hob with extractor above; large walk-in shelved cupboard; broom cupboard; central heating boiler; radiator.

Upper Floor Landing.

Bedroom: 7'9(2.36m) x 8'2(2.48m)

Situated to the rear elevation; radiator.

Bedroom: 11'0(3.35m) x 10'2(3.10m)

With a beamed ceiling, this double bedroom is situated to the front elevation; two storage cupboards; radiator.

Bathroom:

Comprising of walk-in shower enclosure; hand basin with illuminated mirror above; WC; chrome wall-mounted towel rail/radiator; cupboard housing tumble drier; plumbing for washing machine.


Externally:

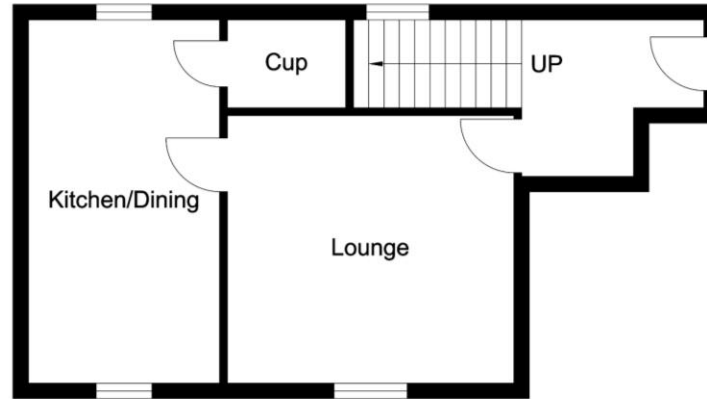
Parking space to the rear elevation.

TENURE

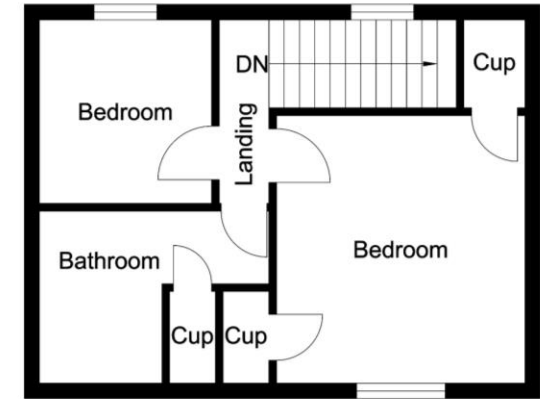
Lease, ground rent and maintenance details have been provided by the seller however their accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

HX00004814/CS/LB/20.02.2021/V.4

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



First Floor



R100 Ravensworth 01670 713330

46 Priestpopple, Hexham, NE46 1PQ
 Tel: 01434 601 616 www.rmsestateagents.co.uk

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



