



Burswell Villas Hexham

- Semi Detached
- Four Bedrooms
- Freehold
- Council Tax Band D
- EPC Rating

£ 375,000 OITRO



Branch phone no.
Branch address

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
branch@rmsestateagents.co.uk

Burswell Villas

Hexham

We are delighted to present this lovely four-bedroom semi-detached property, located in a highly sought-after area of Hexham. This charming period property boasts a central location, offering convenient access to all local amenities, including schools and shops.

Hexham offers a large range of shops, bars, eateries and highly regarded schooling for all ages. For the commuter the transport links are excellent with a local bus station and train station and good road links with the A69 approximately five minutes away by car.

Upon entering the property, the original features create a modern and elegant ambience throughout. The generous living space is accentuated by the tasteful decor, and the open fire creating a warm and inviting atmosphere.

The heart of this exceptional home lies in its dining kitchen, which has been thoughtfully designed to provide both functionality and style. The sleek and contemporary kitchen units are complemented by some high-quality integrated appliances, ample space for a large dining table making it a perfect setting for those who enjoy entertaining.

Further accommodation to the ground floor is a conveniently located shower room, utility room and a further reception room with patio doors onto the rear garden.

To the first floor, the property houses three spacious bedrooms, each well proportioned and an abundance of natural light. There is a sizable bathroom with bath and shower overhead and a hand basin unit. There is a separate WC.

To the second floor there is a fourth bedroom with two large loft storage rooms which could be utilised further or remain as useful and convenient storage.

Externally, the property further impresses with its front and rear gardens, providing a tranquil outdoor space for relaxing or entertaining. There is a driveway which is gated and leads to the garage, providing secure off-street parking and storage options. This convenient addition is a rarity in properties of this kind, adding to the appeal and functionality of the home.

In summary, this exceptional four-bedroom semi-detached property offers a rare opportunity to acquire a modern, period home in a highly desirable location. We advise early inspection to avoid disappointment.

Internal Room Dimensions

Living Room 11'10 x 14'07 x (3.06m x 4.2m)

Dining Room 14'03 x 11'11 (4.0m x 3.06m)

Kitchen 13'02 x 13'06 (3.9m x 3.9m)

WC Shower Room 7'02 x 9'03 (2.1m x 2.7m)

Utility Room 7'07 x 14'10 (2.1m x 4.2m)

Bedroom One 13'08 x 10'10 (3.9m x 3.0m)

Bedroom Two 11'0 x 14'10 (3.06m x 4.0m)

Bedroom Three 10'3 x 10'03 (2.9m x 2.9m)

Bedroom Four 7'11 x 10'07 (2.1m x 3.0m)

Bathroom 10'03 x 5'02 (3.0m x 1.54m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains GSH

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Single Driveway

MINING

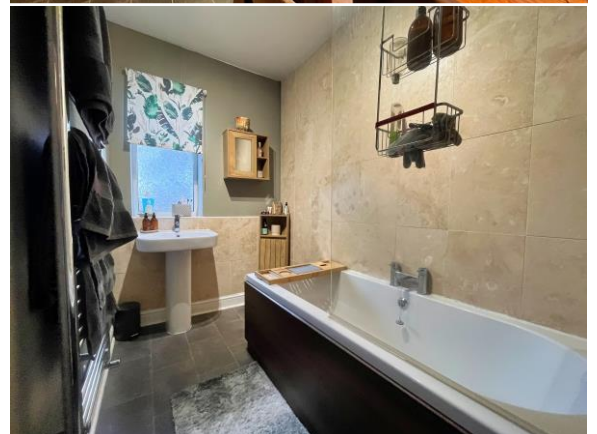
The property is "known/not known" to be on a coalfield and "known/not known" to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D EPC RATING: TBC

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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.

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