



## Park Avenue Hexham

- Semi-Detached
- Beautifully Presented
- Extensive Gardens
- Double Garage and Driveway
- Freehold

**£ 500,000**



Branch phone no.  
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# Park Avenue

Hexham

Introducing this exceptional three-bedroom semi-detached home to the market, this immaculately presented home is located on a desirable and sought after road in central Hexham and offers spacious, versatile internal rooms and extensive front and rear gardens.

The property is beautifully presented throughout, with an array of stunning traditional features offering that sense of comfort and calm. Entering through the porch and into the welcoming, bright hallway. There is a stunning lounge with log burning stove and simply beautiful bay window, complete with original panelling. The kitchen is bespoke made by a local specialist using reclaimed wood, ample space for appliances and the large central island is the perfect place for family entertaining. There is a stunning dining room with exposed beams and double doors leading to the rear patio, this and the utility and WC all benefit from underfloor heating. To the first floor there is a spacious master bedroom with a double sash window and lots of space for sizeable furniture, another double room with views to the rear of the home and a good size single room to the front. The shower room has a double walk-in shower, hand basin, WC and heated towel rail.

#### Internal Room Dimensions

Lounge 18'08 x 15'01

Kitchen 17'4 x 11'11

Dining 16'04 x 11'04

Utility 11'01 x 9'0

Bedroom One 16'02 x 11'06

Bedroom Two 13'01 x 12'01

Bedroom Three 12'07 x 6'08

Externally the property offers a large rear patio, with multiple access routes and steps down to the garden which is mainly laid with lawn and some mature trees and shrubs. Across the lane there is the double garage and driveway, the garage has recently had a new roof and windows, which are still under guarantee. Beyond the garage is a very large front garden, mainly laid with lawn but with some raised beds, vegetable plots and fruit trees, this is one of the larger gardens on the road, we advise early inspection to appreciate all this incredible property has to offer, please call our sales team on 01434 601616.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains GSH

Broadband: Supplied Via Sky

Mobile Signal Coverage Blackspot: No

Parking: Double Driveway to front of property

#### MINING

The property is not known to be on a coalfield and 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.

#### RESTRICTIONS AND RIGHTS

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? Yes – Covenant on the front garden – no building.

Public rights of way through the property? No

#### 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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