



Priestlands Grove

Hexham

- Semi Detached
- Two Bedrooms
- Off Street Parking
- Gardens
- Modernised Throughout

O.I.R.O £ 179,950



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TWO BEDROOM SEMI-DETACHED HOME LOCATED ON THE POPULAR, PRIESTLANDS GROVE, HEXHAM.

We are delighted to welcome this modern two-bedroom home to the sales market, the property is perfectly located for those seeking a home within a short walk of Hexham centre where a large range of amenities are available including a range of independent shops, bars and eateries, train and bus station, the beautiful Sele Park and of course highly regarded schooling for all ages.

The property begins in a welcoming hallway, with hard flooring and storage under the stairs. The living room is to the front and is carpeted throughout with a large window overlooking the front garden. The kitchen is to the rear of the home and has an open aspect with the dining room, the kitchen is fitted with a good range of modern wall, base and drawer units and modern worktops. There are some integrated appliances and windows overlooking the rear patio and gardens. There is a further external door and useful WC.

To the first floor there are two large double bedrooms, one to the front and one to the rear, both carpeted and one with a storage cupboard housing the boiler. The main bathroom provides a bath, shower overhead, WC and hand basin.

Externally the property has off street parking, a front garden mainly laid to lawn with some mature shrubs, convenient side access to the rear garden which offers a large paved patio, perfect for alfresco dining and entertaining in the warmer months and a large lawn garden and storage shed.

This wonderful, well-appointed property is available with no onward chain.

Hallway 11'06 x 2'07

Living Room: 12'11 x 9'02

Kitchen Diner: 24'08 x 6'06 x 9'09

WC: 2'08 x 3'05

Bedroom 1: 14'01 x 9'05

Bedroom 2: 10'03 x 10'02

Bathroom: 6'07 x 5'06

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: A

EPC Rating: D

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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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