



Hackwood Park

Hexham

- Detached Bungalow
- Three Bedrooms
- Garage & Driveway
- Gardens to All Sides
- In Need of Modernisation

£ 385,000



01434 601616
46 Priestpople, Hexham NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Hackwood Park

Hexham

We are delighted to welcome this perfectly located three double bedroom detached bungalow to the sales market.

This spacious property is situated at the top of the estate so easy access into Hexham where an array of amenities can be found including eateries, shops, cafes and the Sele Park. There are excellent transport links in Hexham, a train and bus station with regular services traveling both north and south and an approx. 45-minute commute by road to both Carlisle and Newcastle.

The property was built circa 1973 and offers large, open plan living, kitchen and then three good size double bedrooms, all with fitted storage, the main bedroom has an en suite bathroom. There is a main bathroom and a separate WC and a sizeable entrance hallway. The property was originally built to the four-bedroom specification but the owners chose to have the fourth bedroom open, creating a further reception area or office space. The property does require modernising throughout but is in good, clean condition throughout and a perfect blank canvas for those seeking to create a forever home on a desirable estate.

Externally the property benefits from a large driveway and detached single garage. There are gardens wrapped around all sides which are laid to lawn, patio and well stocked with mature shrubs and trees providing a peaceful, tranquil setting.

The property is being sold with no onwards chain and must be viewed to appreciate the size and location on offer. Please call out sales team for more information or to arrange a viewing. 01434 601616

Room measurements

Hallway 3.96m x 2.96m (13'0 x 7'5)

Living room 3.75m x 6.67m (12'4 x 21'11)

Kitchen 3.91m x 3.37m (12'10 x 11'1)

Bedroom One 3.36m x 4.20m (11'0 x 13'9)

Bedroom Two 3.15m x 3.25m (10'4 x 10'8)

Bedroom Three 3.20m x 3.25m (10'6 x 11'0)

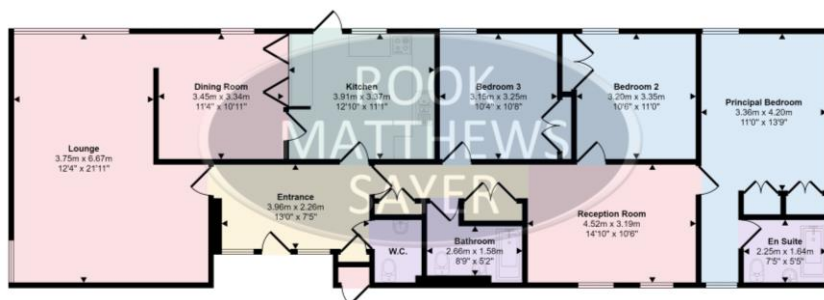
Bathroom 2.66m x 1.58m (8'9 x 5'2)

En Suite 2.25m x 1.64m (7'5 x 5'5)

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: E EPC Rating: TBC HX00006020.KW.KW.14.9.23.V.1



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

 The Property Ombudsman