



Queens Close Acomb

- End Terraced Home
- Three Bedrooms
- Driveway Parking
- Garden
- Immaculately Presented

£ 175,000



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Queens Close Acomb

A fantastic opportunity to purchase this immaculately presented three-bedroom end-terrace home. Located in the pretty village of Acomb with access to countryside walks, local pubs and within easy access to Hexham Town.

The property has been updated to a high standard creating a bright, light and spacious home which benefits from parking for two cars and a low maintenance rear garden.

Lounge: 13'2(4.01m) x 16'4(4.98m)

Bright and spacious with window to the front elevation; staircase with under stair storage leading to first floor with glass balustrade; wall light points; LED lighting; two radiators.

Dining Kitchen: 16'5(5.00m) x 10'7(3.22m)

Fitted with an excellent range of wall and base cabinets; contrasting granite work surfaces and splash back ceramic tiles; space for cooker with white tiles and stainless-steel extractor above; space for fridge freezer; plumbing for washing machine; under stair storage cupboard; LED lighting; window and external door to garden.

Landing:

Access to the loft which is floored, carpeted and has heating, lights and a storage with a pull-down ladder.

Bathroom:

Bath with mixer tap and shower over with glass shower screen; wall-mounted round hand basin with mixer taps; low-level WC; LED lighting; attractive tiling; chrome radiator; frosted glass window; built-in underfloor heating.

Bedroom: 9'9(2.97m) x 10'2(3.10m)

Window to the rear elevation; shelved storage cupboard/wardrobe; LED lighting; radiator.

Bedroom: 9'10(2.99m) x 11'10(3.61m)

Situated to the front elevation with sliding door fitted wardrobes; wall light points; LED lighting radiator.

Bedroom: 7'0(2.13m) x 7'0(2.13m)

Window to the front elevation; LED Lighting; radiator.

Externally:

To the front there is a small gravelled garden; side access to the rear garden which has a stunning paved patio area, established raised bed planters and ample space for seating or childrens play furniture.

The property is ideal for First Time Buyers or those looking to downsize, we advise early inspection to appreciate the space and location on offer.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway Parking

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

Public rights of way through the property? Yes - Right of access for the neighbouring property.

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: B

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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