



Priestlands Crescent

Hexham

- Mid-Terraced
- Four Bedrooms
- Garden
- Popular Location
- Deceptively Spacious
- No Forward Chain

Guide Price **£ 180,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

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

Priestlands Crescent, Hexham

PROPERTY DESCRIPTION

Rare to the market. Extended four bedroom mid-terraced house with early vacant possession assured. Upvc double glazed complemented by gas central heating with gardens to front and rear.

Ideally located for easy access to local schooling, public transport connections and Hexham town centre with its excellent shopping and recreational facilities.

The floor plan comprises - entrance hallway with built in cloaks cupboard, 23 feet long lounge with twin feature chimney breasts, separate dining room again of a generous size, well appointed breakfasting kitchen with built in cooking appliances and a real lobby complete the ground floor. The upper level comprises - landing with hinged access to roof void, four nicely proportioned bedrooms and bathroom/WC with part tiled walls being full height to bath area which also has an electric shower.

The rear garden is mostly lawned with patio area and fenced boundary, the front garden is well screened with a high hedge giving a good degree of privacy. There is also a bike/garden store with an internal door connected with the hall and an external door to the front.

Offered with no onward chain we anticipate considerable interest in this property therefore early viewing is strongly recommended.

INTERNAL DIMENSIONS

Lounge: 23'2 x 12'5 (7.06m x 3.78m)

Dining Room: 12'2 x 10'4 (3.71m x 3.15m)

Kitchen: 12'7 x 11'4 (3.84m x 3.45m)

Bedroom One: 12'10 x 11'0 (3.91 x 3.35m)

Bedroom Two: 13'10 x 10'2 (4.22m x 3.10m)

Bedroom Three: 14'10 x 8'0 at max point (4.52m x 2.44m)

Bedroom Four: 10'1 x 7'11 (3.07 x 2.41m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal / Coverage Blackspot: No

Parking: On street

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.

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

HX00006378.BJ.LB.29.10.2024.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.

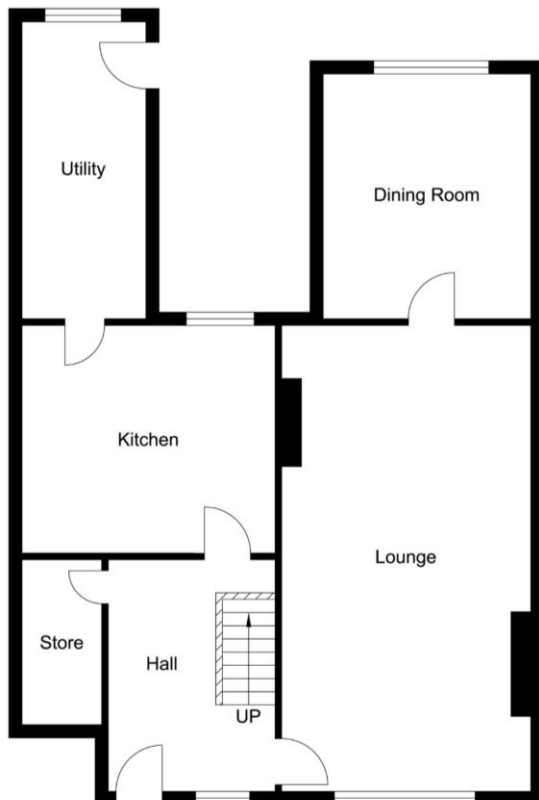
Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

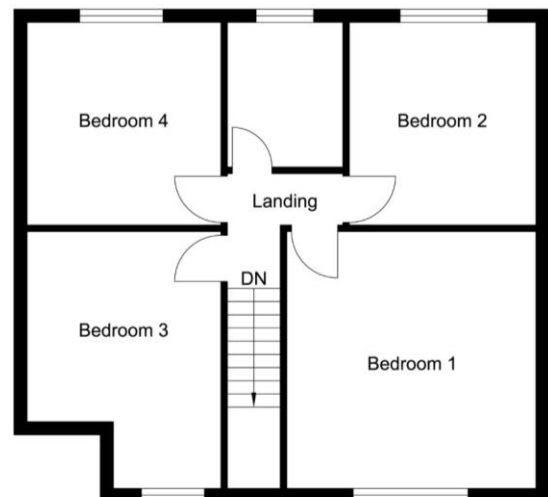


**The Property
Ombudsman**

Priestlands Crescent, Hexham



Ground Floor



First Floor

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

