



## Maidens Croft

Hexham

- Retirement Bungalow
- Communal Gardens
- Hexham West End Location
- Two Bedrooms
- Allocated Parking Space
- Over 55 Years

Asking Price **£165,000**

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46 Priestpopple, Hexham, NE46 1PQ

ROOK  
MATTHEWS  
SAYER

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# Maidens Croft, Hexham

## PROPERTY DESCRIPTION

Semi-detached retirement bungalow with two bedrooms and south facing patio area.

The property is accessed via the main door on the eastern elevation from the paved walkway. The central entrance hallway offers doors to both bedrooms, the bathroom and the lounge as well as two storage cupboards.

The lounge is a spacious room with south facing sliding patio doors and door off to the kitchen. The kitchen is well equipped with wall and base units as well as plumbing for utilities.

Both bedrooms are doubles and the larger offers a good range of fitted wardrobes.

The shower room has been recently fitted with waterproof wall and floor coverings as well as double length shower cubicle, low level wc and hand wash basin.

Externally, the property benefits from a south facing patio area as well as communal gardens and parking which are maintained by the development as part of the service charge.

The property has been recently decorated, with new carpets fitted throughout.

Maidens Croft is a small development of retirement bungalows and apartments for residents aged 55 and over. It sits in a quiet, private location in the west end of Hexham just off Allendale Road.

Maidens Croft is located in the old market town of Hexham. With plenty of coffee shops, places to eat and a wide variety of other shopping facilities all within easy access of the flat. Hexham has a great riverside park that provides lovely walking routes all year round. Along with the park, there are two golf courses located around Hexham, these are great to spend time at during the weekends. Hexham also offers great healthcare facilities with a General Hospital and many pharmacies, all conveniently located for easy access.

Hexham is a great place for transport links with its train station, providing links both West and East going to Newcastle-Upon-Tyne and Carlisle. There is also a bus station allowing links to many places throughout Northumberland, as well as the bus station there are many stops throughout Hexham all easily access from one side of town to the other.

## INTERNAL DIMENSIONS

Lounge: 15'3 x 11'3 (4.65m x 3.43m)

Kitchen: 9'11 x 7'10 (3.02m x 2.39m)

Bedroom 1: 13'2 into wardrobes x 7'10 (4.01m x 2.39m)

Bedroom 2: 10'6 x 9'11 (3.20m x 3.02m)

Bathroom: 9'10 x 8'7 (3.00m x 2.62m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Allocated Parking Space

## 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 01/01/1987 Service Charge: £1500 per annum

## COUNCIL TAX BAND: C

## EPC RATING: C

HX00006424.BJ.MR.24.03.2025.V.2.1

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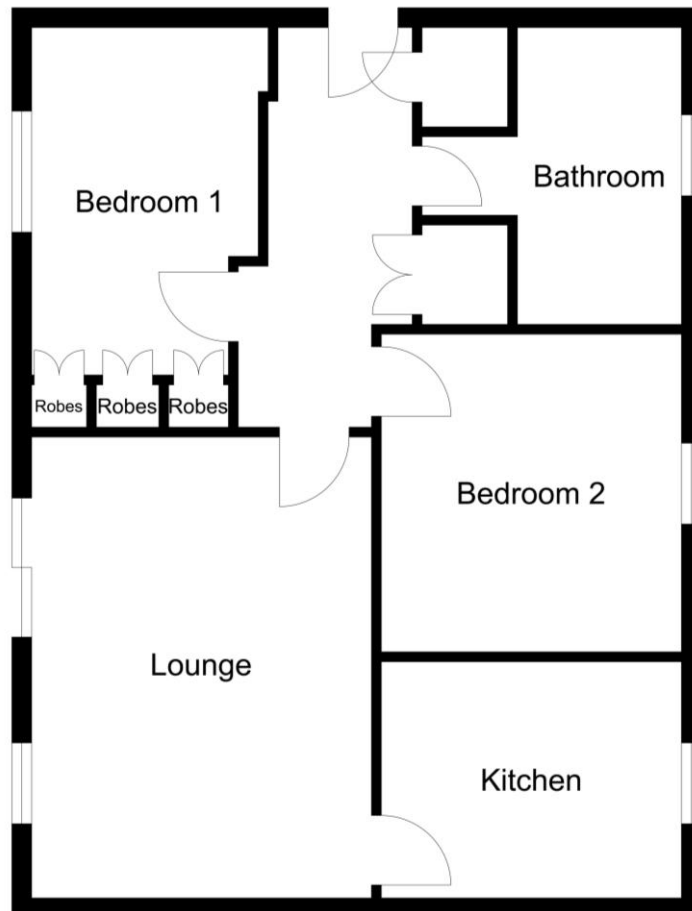
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