



Wydon Park

Hexham

- Semi Detached
- Three Bedrooms
- Conservatory
- Driveway Parking
- Beautiful Gardens
- Popular Location

Offers Over **£ 210,000**

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Wydon Park, Hexham

PROPERTY DESCRIPTION

We anticipate enormous interest in this delightful semi detached family house, therefore early viewing is highly recommended to avoid disappointment.

Located in a quiet cul de sac in a popular area of Hexham, standing on a lovely mature plot with larger than average rear garden and parking for two/three vehicles, this property has been very well maintained with wood effect UPVC double glazing, composite front door and gas central heating.

The ground floor layout comprises: entrance lobby; guest cloakroom; central hallway with turning staircase to first floor and storage cupboard beneath; dual aspect lounge / dining room with feature fireplace housing inset living flame coal effect gas fire and twin inter-connecting doors; sun trap conservatory with pitched roof and french doors to patio; well-appointed kitchen with built in appliances and window overlooking the gardens; rear lobby / utility room with external door to side elevation.

The first floor comprises: landing; three bedrooms, all with built-in wardrobes; bathroom with white suite incorporating mains operated shower over bath, basin and WC.

Externally, this property offers generous driveway parking to the front and side; private front garden; extensive south facing rear garden with mature planting and attractive patio/gravelled areas; large garden shed/workshop.

This fantastic home is realistically priced to effect a quick sale. Please don't hesitate to contact us to book a viewing, to avoid missing out.

INTERNAL DIMENSIONS

Lounge/Diner: (L-Shaped) 19'5 max x 13'0 max (5.92m x 3.96m)

Conservatory: 9'6 x 9'2 (2.9m x 2.79m)

Kitchen: 13'0 x 7'11 (3.96m x 2.41m)

Utility: 5'9 x 4'8 (1.75m x 1.42m)

Bedroom 1: 11'6 into robes x 10'5 (3.51m x 3.18m)

Bedroom 2: 13'6 into robes x 8'8 (4.11m x 2.64m)

Bedroom 3: 9'7 into robes x 7'11 (2.92m x 2.41m)

Bathroom: 9'8 x 4'10 (2.95m x 1.47m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

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.

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: TBC

H000002287.BJ.JR.2.5.25.V.2

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.

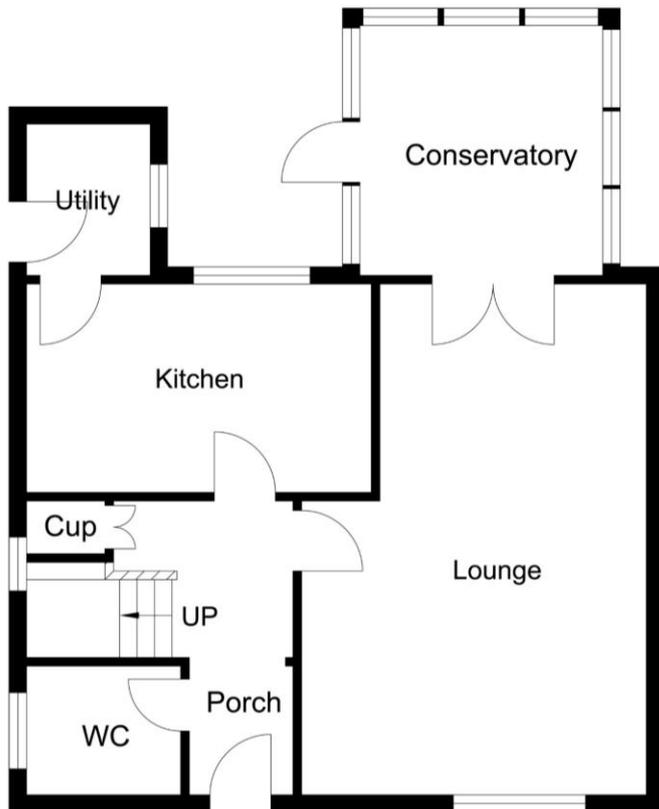
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16 Branches across the North-East

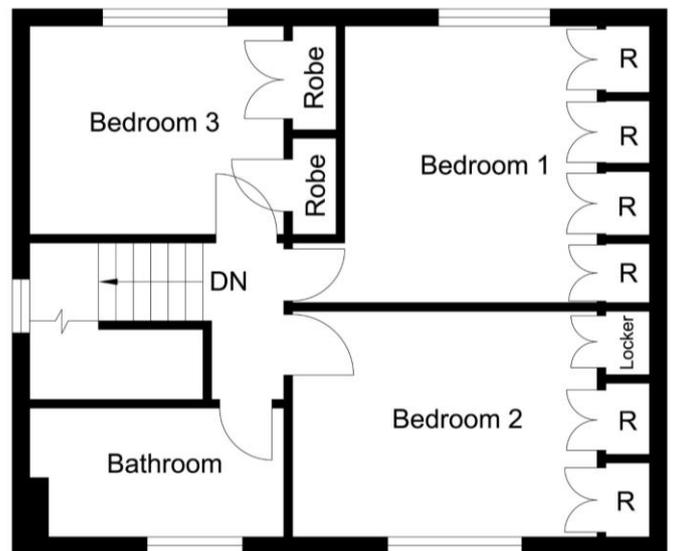


**The Property
Ombudsman**

Wydon Park, Hexham



Ground Floor



First Floor

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