



Bishopton Way | Hexham | NE46 2LR

# Offers in the Region of £350,000

Detached bungalow in an elevated position, with stunning views over the Tyne Valley and immaculate presentation throughout.

ROOK  
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SAYER

**3****1****2****DETACHED BUNGALOW****LARGE GARAGE****THREE DOUBLE BEDROOMS****STUNNING OPEN VIEWS****PRIVATE SUN TERRACE****SPACIOUS ELEVATED PLOT****IMMACULATE PRESENTATION****NO ONWARD CHAIN**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The property is entered via the front porch which gives a great space for boots and cloaks. A further door takes you through into the lounge.

At the side of the property an additional external door leads into the utility room, again giving great space for removing shoes and coats and also accommodating utility space with worktops and plumbing for utilities as well as a door to the rear accessing the separate WC with hand wash basin.

The kitchen is off the utility room and offers a modern suite of wall and base units with attractive splash-back tiling and worktops. There is also a large south facing window allowing plenty of natural light into the room.

The lounge is off the kitchen and offers plenty of space for both lounge and dining furniture comfortably. This room is dual aspect with picture panes looking out to the front and rear. The main focal points of the room are the feature fireplace, the large south facing patio doors which lead out on to the sun terrace and the simply stunning views to the front which can be enjoyed directly from the dining table.

Off the lounge is a doorway which leads through to the central hallway, in turn giving access to all three bedrooms, the family bathroom and linen cupboard.

All three bedrooms are spacious and offer handy fitted storage, most of which could be removed to provide even more floor space, if required.

The family bathroom is well appointed and boasts not only a bath but also an independent shower cubicle, as well as the WC, hand wash basin and heated towel rail. The room is nicely finished with tiling to the walls and recessed spot-lighting. Externally this property boasts a large garage with electric remote-controlled door, large gardens facing across the valley with a stunning outlook, as well as a very private landscaped terrace to the rear which is a real sun trap and perfect to entertain guests in the warmer months.

The views are the big selling point with this one and having the elevated position that it has, from the windows, views reach for miles over the properties below and right across the beautiful rural Tyne Valley.

Worth notice is the presentation of the property also, the current occupiers have spent a lot of time and money making this property a beautiful homely turn-key property.

**INTERNAL DIMENSIONS**

Lounge/Diner (Abnormal Shape) 28'5 Max x 15'3 Max (8.66 x 4.65)

Kitchen 15'0 x 8'8 (4.57 x 2.64)

Utility Room 9'6 x 5'10 (2.90 x 1.78)

Bedroom one 12'9 x 11'9 (3.89 x 3.58)

Bedroom two 11'6 x 9'5 (3.51 x 2.87)

Bedroom three 10'2 x 8'2 (3.10 x 4.49)

Bathroom 8'9 x 6'3 (2.67 x 1.91)

Garage 17'9 x 16'11 (5.41 x 5.16)

**T: 01434 601616****hexham@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Main

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

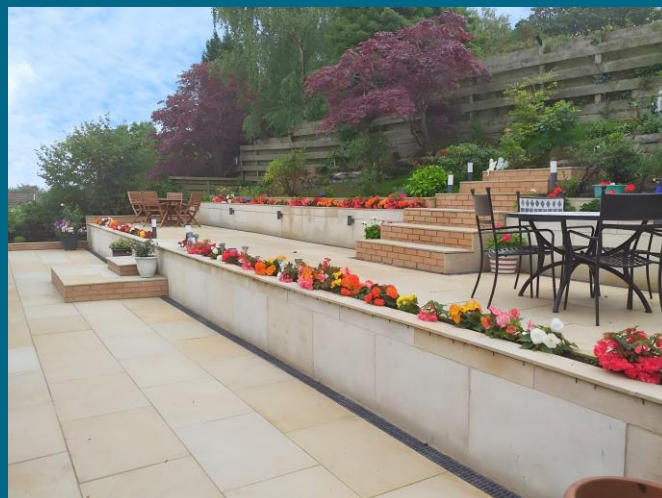
### TENURE

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: E**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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