



Alexandra Terrace | Hexham | NE46

# Offers Over £300,000

Three bedroom family home close to schools and within walking distance of the town centre. This is a highly desirable location within the 'West End' of Hexham.

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**SEMI DETACHED FAMILY HOME**

**INTEGRAL GARAGE**

**THREE BEDROOMS**

**OFF STREET PARKING**

**OPEN PLAN KITCHEN DINER**

**MODERN BATHROOM**

**CLOSE TO SCHOOLS**

**DISIRABLE WEST END**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

The property is entered from the driveway into a small entrance vestibule, ideal for removing coats and shoes and also for greeting guests or deliveries. From the entrance vestibule, a door leads through to the central hallway of the property, giving access to all ground floor rooms and the stairs up to the first floor.

The lounge is situated to the front elevation with imposing bay window with stained upper panes overlooking the front gardens. The chimney breast houses a contemporary feature fireplace and the picture rail around the room gives a real period feeling to it.

The dining room is to the rear of the property with almost a full glass elevation overlooking the rear gardens with patio door giving direct access out to the private yard. This room is spacious and can easily accommodate family dining as well as free standing furniture, as the current occupation shows.

The dining room is an L-shaped open plan space, incorporating the kitchen also. The kitchen is modern with a great range of wall and base units with window to the side elevation and pantry cupboard taking up part of the space beneath the stairs. There is space for a large modern style fridge freezer and the vendor is willing to negotiate on leaving the current appliance for a purchaser, if wanted. From the kitchen is an Integral door through to the garage.

The stairs from the central hallway leads up to the first floor landing which offers doors to all three bedrooms and the family bathroom.

The main bedroom is situated to the front elevation, boasting another lovely bay window and ample space for king bed as well as freestanding furniture. There are two double wardrobes in this room which the vendors are willing to negotiate on, if a purchaser would wish to keep them.

To the rear elevation is bedroom two, another large room with lots of floor space but also a built in alcove cupboard.

Bedroom three is to the front elevation and is a large single with lovely window to the front, again with designed upper panes.

The family bathroom is a fantastic room with a lovely modern suite comprising bath, corner shower cubicle, WC, hand wash basin and heated towel rail. There are two frosted windows to the side elevation allowing plenty on natural light into the room.

Externally, this family home offers off street parking, garage with electric roller shutter door, private rear terrace (perfect for sitting out in the evening), the front garden is mainly lawned with mature borders, there is also a timber shed to the rear which is a great size for storage but could be removed to create much more outside space for entertaining.

This property is in a very desirable location, especially for families looking to take advantage of Hexham schools, being just around the corner from Queen Elizabeth High School and walking distance to Hexham town centre and all of the amenities on offer.

Please do not hesitate to book a viewing because it will not stay on the market for long.

**T: 01434 601616**

**hexham@rmsestateagents.co.uk**

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#### INTERNAL DIMENSIONS

Kitchen: 20'7 max x 12'11 max L shaped (6.27m x 3.94m)  
Lounge: 15'10 into bay x 13'8 in alcove (4.83m x 4.17m)  
Entrance: 3'4 x 3'4 (1.02m x 1.02m)  
WC/Boiler: 3'5 x 2'11 (1.04m x 0.89m)  
Bedroom One: 15'7 into bay x 12'7 into alcove (4.75m x 3.84m)  
Bedroom Two: 11'4 into alcove x 12'6 (3.45m x 3.81m)  
Bedroom Three: 9'1 x 7'8 (2.77m x 2.34m)  
Bathroom: 8'9 x 7'11 (2.67m x 2.41m)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central  
Broadband: Fibre to Premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage/Driveway

#### 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: C

#### EPC RATING: TBC

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"Floorplan In Progress"

"EPC in Progress"

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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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