



Osborne Avenue | Hexham | NE46

**£350,000**

Sought after bungalow in a highly desirable area of Hexham with stunning gardens and flexible accommodation.

ROOK  
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**SEMI-DETACHED BUNGALOW**

**SPACIOUS ACCOMMODATION**

**THREE BEDROOMS**

**FLEXIBLE LAYOUT**

**BEAUTIFUL GARDENS**

**SUMMER HOUSE**

**DESIRABLE HEXHAM WEST-END**

**PRICED TO SELL**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

Extended, character semi-detached bungalow located in quiet cul-de-sac within this highly sought after location.

Other attractions include - gas central heating, UPVC double glazing and amazing gardens with sunny aspects to the rear.

Offering a high degree of privacy, the floor plans comprises: entrance hallway, lounge, dining room, kitchen, three bedrooms, family bathroom and utility room.

Entrance hallway has composite double glazed entrance door.

The lounge boasts feature chimney breast with inset wood burning cast iron stove and wide archway with inter connecting dining room which benefits from dual aspect elevated windows.

Off the dining room there is a concealed staircase which gives access to the garden and utility room beneath (Restricted head height).

What was the main bedroom has been changed into a cosy second lounge with cast iron stove set into chimney breast.

Two double sized bedrooms, are offered with plenty of space for free-standing furniture.

The kitchen is fitted with a modern range of units, attractive splash back tiling and flooring.

The family bathroom comprises four-piece suite, including both bath and step in shower cubicle, hand wash basin and WC.

The owners understandably take great pride in the thoughtfully designed natural gardens to both the front and rear, the latter being an oasis of tranquility with its wide cross section of evergreens, patio area and pond, predominately south facing with summerhouse.

We unreservedly recommend an early viewing to avoid disappointment.

Lounge - 4'11 in alcoves x 11'10 (1.50m x 3.6m)  
Dining Room - 12'3 x 7'3 at max point (3.73m x 2.21m)

Kitchen - 12'5 x 8'6 (3.78m x 2.59m)

Bedroom One - 11'11 x 12'0 at max point (3.63m x 3.66m)

Bedroom Two - 11'11 x 11'9 (3.63m x 3.58m)

Front Lounge/Bedroom Three - 11'11 x 11'10 into alcoves (3.63m x 3.61m)

Bathroom/WC - 8'6 x 8'6 (2.59m x 2.59m)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: N/A

## TENURE

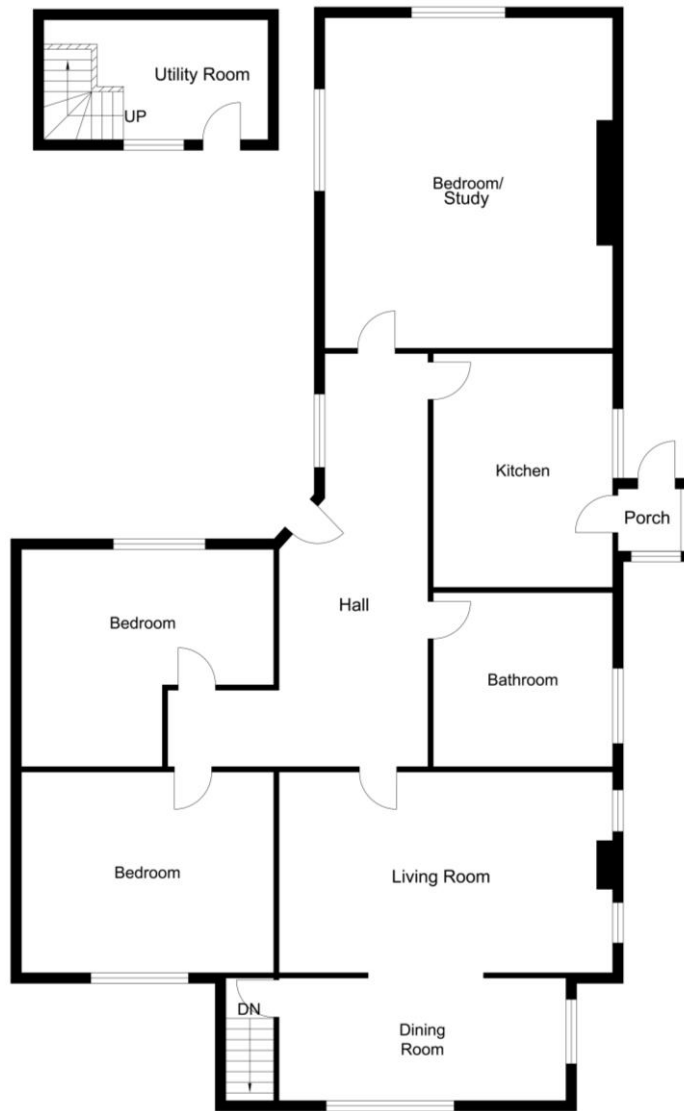
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: TBC**

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"EPC in Progress"

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