



St. Wilfrids Road | Hexham | NE46

**£125,000**

End-terraced first floor purpose built “Tyneside” style flat  
located in this highly desirable area.

ROOK  
MATTHEWS  
SAYER



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## FIRST FLOOR FLAT

### PRIME LOCATION

### GAS CENTRAL HEATING

### CHARACTER FIREPLACE

## REAR YARD

### GENEROUS ROOM SIZES

### VALUE-ADDING PROJECT

### UPVC DOUBLE GLAZED

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

End terraced first floor purpose built "Tyneside" style flat located in this highly desirable area.

Whilst the property is gas centrally heated and UPVC double glazed it is in need of some modernisation.

Stone fronted the layout comprises – entrance lobby with staircase leading to first-floor landing, four principal rooms which offer various living/sleeping permutations, the two main rooms one having a feature fireplace, kitchen, rear lobby with staircase to own rear yard and bathroom/WC.

The lease has over 950 years unexpired.

Early vacant possession is assured.

#### INTERNAL DIMENSIONS:

Kitchen: 9'0 x 7'8 (2.74m x 2.34m)

Lounge: 13'10 x 13'0 into alcove (4.22m x 3.96m)

Bedroom One: 14'6 x 13'0 into alcove (4.22m x 3.96m)

Bedroom Two: 9'10 x 7'9 (3.00m x 2.36m)

Bedroom Three: 10'1 x 7'9 (3.07m x 2.35m)

Bathroom/WC: 11'8 x 5'2 (3.56m x 1.57m)

T: 01434 601616

hexham@rmsestateagents.co.uk

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

## 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 31.01.1991

Ground Rent: Peppercorn

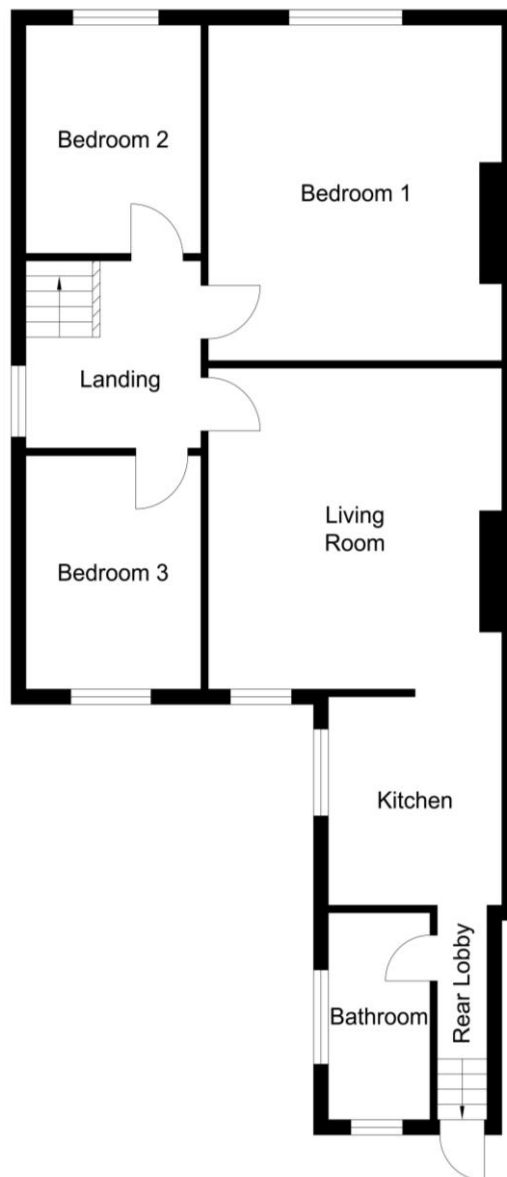
Service Charge: NA

## COUNCIL TAX BAND: A

## EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 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



**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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