



Alexandra Crescent | Hexham | NE46

Offers Over £325,000

Offered with no forward chain, this is a well-proportioned family sized semi-detached home in a very sought after location in Hexham's West End with driveway parking, detached garage and a generous corner plot with attractive gardens.

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SEMI-DETACHED

CUL DE SAC POSITION

THREE BEDROOMS

IN NEED OF MODERNISATION

DETACHED GARAGE

DESIRABLE LOCATION

LARGE CORNER PLOT

NO ONWARD CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Sunny Hill is positioned at the head of the cul-de-sac on an elevated plot overlooking the crescent. The outside space is a real seller with this one, offering plenty of garden space and off street parking.

The internal space requires some modernization but offers a fantastic spacious home in which to grow a family or enjoy life in the beautiful Hexham West End.

The property is entered from the driveway into the central reception hall which offers doorways to all main ground floor rooms.

The lounge is a fabulous room with bay window providing additional space and housing window seating. A chimney breast also houses a feature fireplace with marble style backing and dark timber surround. Tall skirting boards and coving are lovely features to the room.

The dining room is situated to the rear elevation with fantastic UPVC patio door opening out into the garden. This room is more than spacious enough for family dining and would also make a great snug.

With having two well-sized ground floor reception rooms, there is always an option to use one as a ground floor bedroom if needed, helped by having a ground floor shower room also.

The breakfasting kitchen is an extended room with plenty of light from the south facing window and glazed external door. A hand range of wall and base cupboard units, fitted gas hob and eye level double oven as well as space for white goods also. The breakfasting end of the room is spacious enough for table and chairs.

From the hallway, an archway leads through beneath the stairs, accessing the under-stairs cupboard as well as the ground floor shower room, again an extension of the original build. Corner shower cubicle, WC and hand wash basin are comprised with a

glazed window making the room bright with natural light.

The stairs from the central hallway lead up to the first floor landing giving access to all three bedrooms and the family bathroom.

Both bedrooms one and two are very generous in size with fitted storage to the alcoves and windows to the front and rear elevations respectively.

The third bedroom is a single, again with fitted storage cupboard.

Spacious is definitely a word needed to describe the family bathroom also. The suite comprises WC, bath and hand wash basin with radiator. Frosted glass window to side elevation and boiler/airing cupboard to the corner of the room.

Externally, this property offers an abundance of space to the front side and rear. Block paved driveway parking for 2/3 cars is available as well as the detached garage offering covered parking for up to 1/2 small cars also. The garage has a pedestrian access from the rear garden also.

Mature raised flower beds to the front add some colour and a pedestrian gate to the side gives access to the rear garden which is large due to the corner plot position.

The rear garden is currently split into two areas, mainly laid to lawn but incorporating, mature borders, fish pond with water feature, greenhouse, raised area for planting as well as patio outside the patio door from the dining room.

The location of this house is ideally places for those families looking to take advantage of the well-regarded local schooling, within walking distance of primary and secondary schools.

Hexham town centre is also within walking distance offering supermarkets, restaurants, public houses, leisure facilities including indoor swimming pool, sports clubs, hospital, rail and bus stations as well as parks and riverside walks.

T: 01434 601616

hexham@rmsestateagents.co.uk

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INTERNAL DIMENSIONS

Kitchen: 14'9 x 8'4 narrowing to 7'11 (4.5m x 2.41m)
Lounge: 15'5 into alcove max x 13'11 into bay (4.7m x 4.24m)
Dining Room: 14'10 into bay x 12'10 into alcove (4.52m x 3.91m)
Bedroom 1: 14'8 x 14'1 into robes alcove (4.47m x 4.29m)
Bedroom 2: 14'1 into robes alcove x 12'5 (4.29m x 3.78m)
Bedroom 3: 8'2 max x 8'10 into door recess (2.49m x 2.69m)
Bathroom: 8'7 x 8'2 (2.62m x 2.49m)
Shower Room: 8'5 x 5'1 (2.57m x 1.55m)
Garage: 23'10 x 10'6 (7.26m x 3.2m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Cabinet
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.

RISKS

Potential asbestos in the detached garage roof – this is not confirmed and should be investigated by any potential purchasers.

TENURE

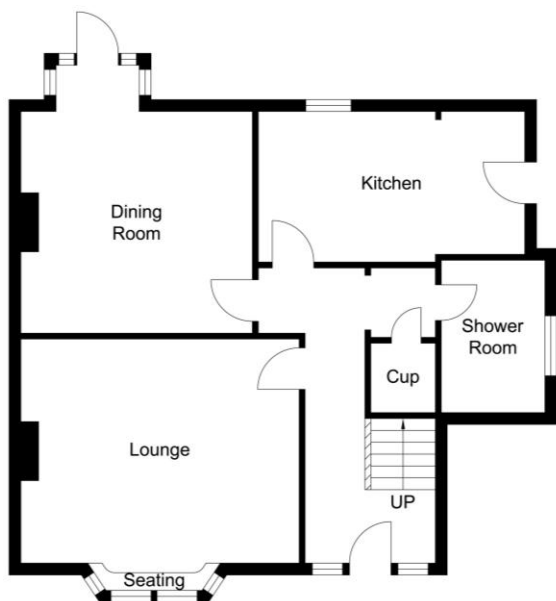
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

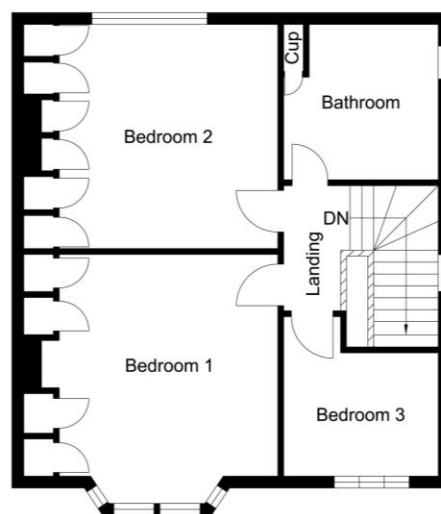
EPC RATING: C

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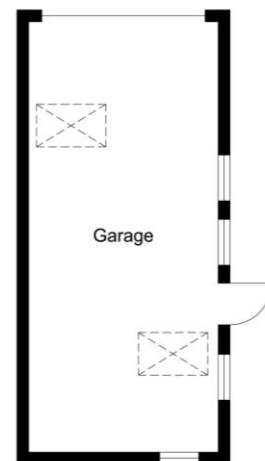




Ground Floor



First Floor



Outbuilding

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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