



Dobson Gardens | Acomb | NE46

£168,000 (70% Market Value)

Stunning two-bedroom semi-detached home with open plan living in popular village location.

ROOK
MATTHEWS
SAYER



2



1



1

SEMI-DETACHED

POPULAR LOCATION

TWO BEDROOMS

PERFECT FIRST HOME

DRIVEWAY PARKING

OPEN PLAN LIVING

MODERN INTERIOR

UTILITY ROOM

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This stunning modern two-bedroom semi-detached home with open plan living, a private garden and driveway parking is immaculately presented throughout.

The home is entered via the front door, from the driveway, into the central hallway. This provides access to the stairwell, ground floor WC and the open plan living area. The modern furnishings in the property are impressive and give a clean, smart feel to anyone entering the home.

The ground floor WC is fitted with a modern white suite with attractive tiling to the walls, there is also a frosted window to the front elevation.

The open plan Lounge / Kitchen / Diner is immaculately finished with floor tiling continued from the hallway. There are bi-folding doors which lead out to the garden. This open plan room has ample space for dining and lounge furniture as well as benefitting from the large glazed doors overlooking the garden, making the room feel even bigger than it is.

The staircase, by the front entrance door, leads up onto the first-floor landing. The main bedroom is situated to the rear elevation of the property with full width built-in mirror-door wardrobes as well as views overlooking the garden and countryside beyond.

The second bedroom is situated to the front of the property, again with built in storage and boiler cupboard above the stairs. Both bedrooms offer dual windows allowing plenty of natural light into the rooms.

The family bathroom is immaculately presented with modern tiling and flooring complimenting the modern bathroom suite.

Externally, the property offers a private garden to the rear. The front of the property offers driveway parking and pedestrian side access to the rear garden.

Dobson Gardens is located in the popular village of Acomb. Acomb has great amenities to offer, but also it is very conveniently located being so close to the market town of Hexham. Acomb is a short five-minute drive away from Hexham, there are also regular bus routes which allow easy access into Hexham every day.

The nearby town of Hexham has many amenities to offer, ranging from, cafes and restaurants, shopping facilities, leisure amenities and highly regarded schools.

T: 01434 601616

hexham@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



INTERNAL DIMENSIONS

Open Plan Lounge/ Kitchen/ Diner: 19'6 x 14'3 x 11'8 x 10'7 (5.98m x 4.37m x 3.59m x 3.26m)

WC: 5'4 x 4'9 (1.65m x 1.51m)

Hallway: 7'7 x 7'2 (2.36m x 2.18m)

Utility: 5'4 x 3'4 (1.64m x 1.02m)

Landing: 7'02 x 5'5 (2.14m x 1.69m)

Bedroom 1: 14'4 x 9'3 (4.38m x 2.84m)

Bedroom 2: 14'3 x 10'7 x 8'2 (4.37m x 3.26m x 2.69m)

Bathroom: 6'8 x 5'5 (2.07m x 1.69m)

Boiler Cupboard: 3'4 x 2'5 (1.04m x 0.76m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: No

Parking: Driveway Parking

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

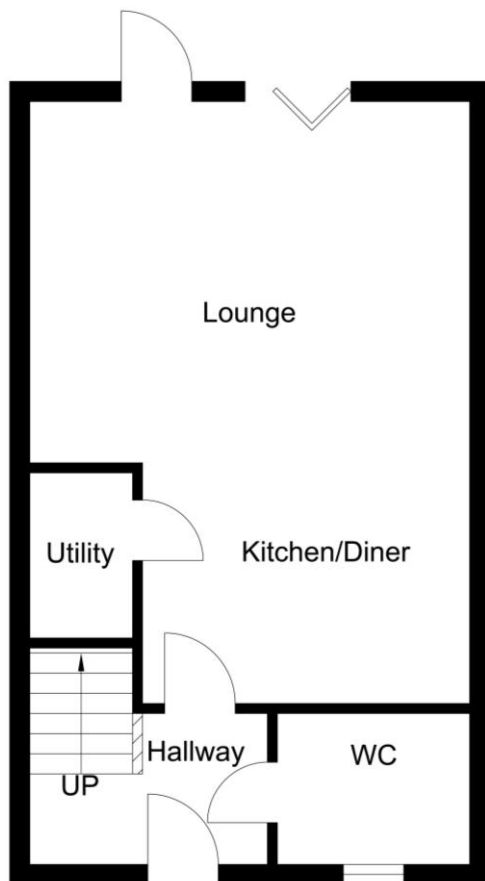
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

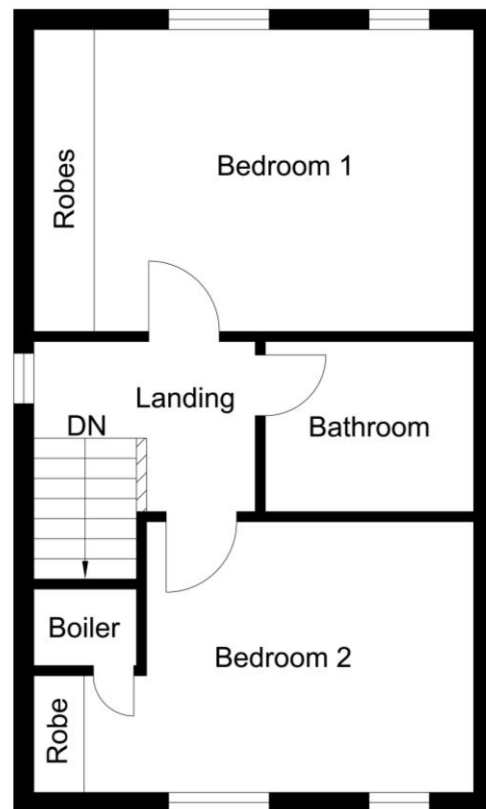
EPC RATING: B

HX00006418.BJ.SM.29.08.2025.V.1





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	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.

T: 01434 601616

hexham@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER