



Prior Terrace | Hexham | NE46

£185,000

Three-bedroom mid-terraced family home in the centre of Hexham.

ROOK
MATTHEWS
SAYER



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MID-TERRACED FAMILY HOME

THREE BEDROOMS

PRIVATE REAR YARD

UPVC DOUBLE GLAZED

FEATURE BEAMS

GAS CENTRAL HEATING

TOWN CENTRE LOCATION

MODERN KITCHEN & BATHROOM

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Outstanding character mid terraced house located in a quiet cul-de-sac within the heart of Hexham.

Offered with early vacant possession, this gas centrally heated and UPVC double glazed property is highly recommended.

On the ground floor there is an entrance hallway with staircase to first floor, living room with feature chimney breast with display recess and exposed stonework, generous sized dining kitchen with beamed ceiling and comprehensive range of wall and floor cabinets complemented by part tiled walls and matching vinyl flooring.

The first floor comprises; landing giving access to roof void, three bedrooms and tastefully fitted bathroom/wc with white four-piece suite incorporating bath and corner shower cubicle with rainfall shower head and hand-held spray.

Externally there is an enclosed rear yard with high brick-built boundary wall and brick storage shed.

We stress viewing is essential.

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INTERNAL DIMENSIONS

Living Room: 16'0 x 14'3 into alcoves at max point (4.88m x 4.34m)

Dining Kitchen: 16'11 x 9'10 (5.16m x 3.00m)

Bedroom One: 10'1 x 9'11 (3.07m x 3.02m)

Bedroom Two: 12'7 x 9'3 into alcove at max point (3.84m x 2.82m)

Bedroom Three: 12'4 x 8'4 reducing to 4'10 (3.76m x 2.54m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

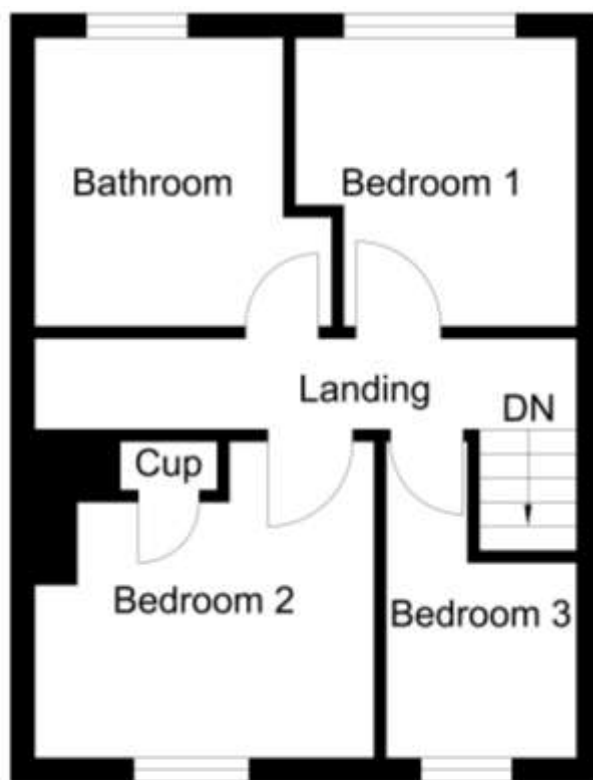
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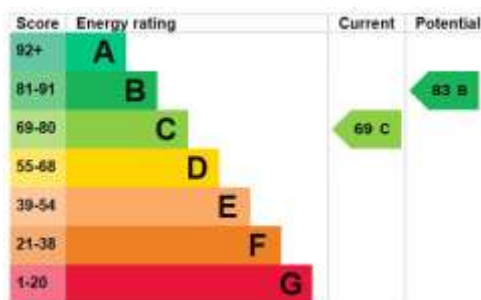




Ground Floor



First Floor



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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