



Abbey View | Hexham | NE46

**£160,000**

End terrace open plan three-bedroom family home with gardens, single garage and far-reaching views across Hexham and the Tyne Valley beyond. Sold with tenant in situ.

**RMS** | Rook  
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**End of Terraced House**

**Single Garage**

**Three Bedrooms**

**Tyne Valley Views**

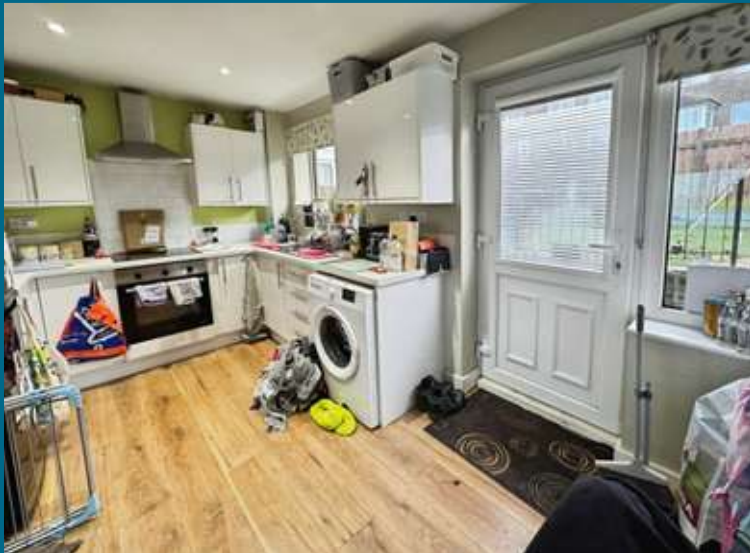
**Open Plan Kitchen Living**

**Offered With Sitting Tenant**

**Central Hexham Location**

**South Facing Garden**

For any more information regarding the property please contact us today



T:01434 601616

hexham@rmsestateagents.co.uk

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## PROPERTY DESCRIPTION:

Offered with sitting-tenant, this three-bedroom end of terrace house is for sale in Hexham and offers well-arranged accommodation suited to a range of buyers.

The ground floor features an open-plan kitchen / lounge room with patio door to the rear and amazing valley views to the front. This downstairs area offers a practical space for everyday living and entertaining.

Upstairs, there are two double bedrooms and one single bedroom, offering flexible sleeping or home office arrangements. The property also benefits from a single garage in a block opposite the dwelling, providing useful parking or storage.

The property has an EPC rating of C and falls within Council Tax Band B.

Located in Hexham, the house is well placed for access to the historic town centre, which offers a range of shops, cafés, pubs and local services, as well as Hexham Abbey and nearby green spaces such as the Sele Park and Tyne Green Country Park.

Hexham railway station provides services towards Newcastle and Carlisle; journeys to Newcastle typically take around 35–40 minutes, making the property a practical option for commuters.

Local bus services also connect Hexham with surrounding villages and towns across Northumberland as well as direct route to the Metro centre.

This end of terrace house combines three-bedroom accommodation, an open-plan layout and a south-facing garden in a convenient Hexham setting, with the additional advantage of a single garage and awesome views across the Tyne Valley.

## INTERNAL DIMENSIONS

Kitchen: 14'7 x 8'6 (4.45m x 2.59m)  
Lounge: 15'9 x 9'10 (4.80m x 3.00m)  
Bedroom One: 13'11 x 8'2 (4.24m x 2.49m)  
Bedroom Two: 10'2 x 8'1 (3.10m x 2.46m)  
Bedroom Three: 3: 8'8 max x 6'1 max (2.64m x 1.85m)  
Bathroom: 6'1 x 5'8 (1.85m x 1.73m)  
Garage: 15'8 into shelving x 8'7 max (4.78m x 2.62m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage

## MINING

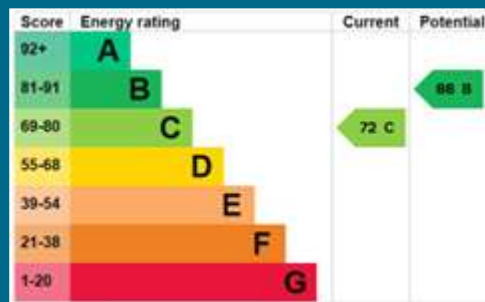
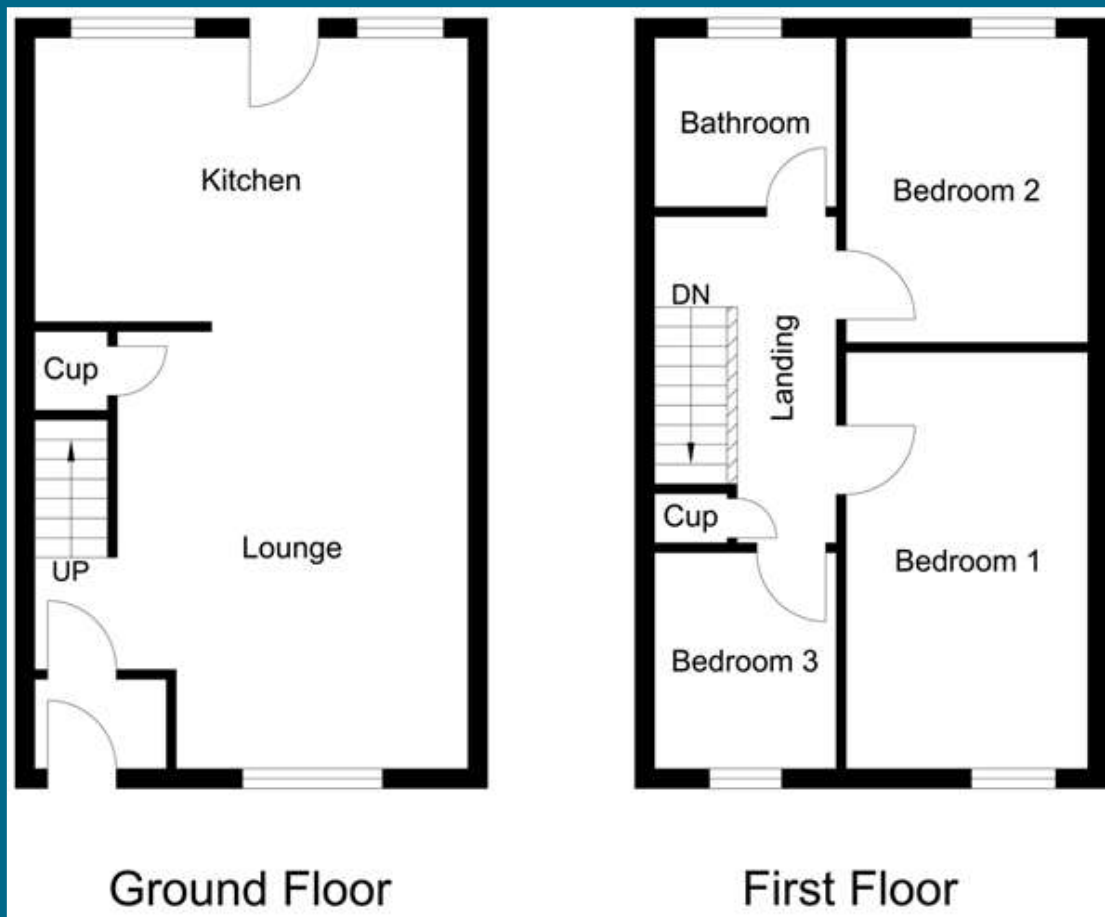
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## 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: C**

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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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