Bywell Avenue | Hexham | NE46

Offers in the Region of £245,000

RMS | Rook Matthews Sayer

3 2 1

Semi-Detached Home

Open Plan Kitchen Diner

Three Bedrooms

Modern Bathroom

Beautiful Gardens

Gas Central Heating & Double Glazing

Convenient Hexham Location

Double Garage

For any more information regarding the property please contact us today.

T: 01434 601616 hexham@rmsestateagents.co.uk

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Spacious semi-detached family home featuring an attractive extended open-plan living space, three bedrooms, a double-length garage and gardens with a detached imported European garden room.

The property benefits from a practical entrance porch leading into a spacious central hallway and access to both the lounge and kitchen, as well as stairs rising to the first floor.

The lounge is situated to the front elevation and enjoys a bright south-facing aspect, enhanced by an inviting bay window. A feature chimney breast with dressed fireplace opening provides an attractive focal point.

To the rear of the property is the extended open-plan kitchen and dining area, created through a full-width rear extension. A cosy snug area sits just off the dining space overlooking the rear garden. The kitchen is fitted with a range of work surfaces, cupboards and shelving, a useful pantry provides additional storage.

From the kitchen, a door leads through to the garage/utility space where the boiler and plumbing for a washing machine and dishwasher are currently located, although plumbing is also available within the kitchen.

Upstairs, the home offers three well-proportioned bedrooms positioned to both the front and rear elevations. Bedroom one benefits from a range of fitted mirrored wardrobes, while the remaining rooms offer ample space.

The family bathroom is well appointed with a shower cubicle, hand wash basin, WC and heated towel rail.

Externally, the property enjoys gardens to both the front and rear, mainly laid to lawn with mature borders. The rear garden features a raised patio area and a substantial detached timber structure, ideal for use as a playhouse, home office or garden room.

Off-street driveway parking is available alongside the double-length garage. The current owners have created a pedestrian doorway to the garage, which could easily be reverted if required.

Hexham is a charming and historic market town in the heart of Northumberland, known for its characterful streets, independent shops, cafés and the impressive Hexham Abbey. The town also benefits from well-regarded schools and convenient transport links, including a railway station with direct connections to Newcastle and Carlisle.

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INTERNAL DIMENTIONS

Lounge: 14’6 into alcove x 11’11 into alcove (4.42m x 3.63m)
Kitchen/Diner: 11’7 max x 18’5 into alcove (3.53m x 1.14m)
Snug: 10’11 max x 3’9 max (3.33m x 1.14m)
Bedroom One: 15’2 into bay x 10’9 into robes (4.62m x 3.28m)
Bedroom Two: 10’10 into alcove x 11’8 max (3.30m x 3.56m)
Bedroom Three: 8’8 @ max point x 8’0 max (2.64m x 2.44m)
Bathroom: 7’2 max x 8’0 max (2.18m x 2.44m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Firbre to Cabinet
Mobile Signal Coverage Blackspot: No
Parking: Driveway & 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: C

EPC RATING: TBC

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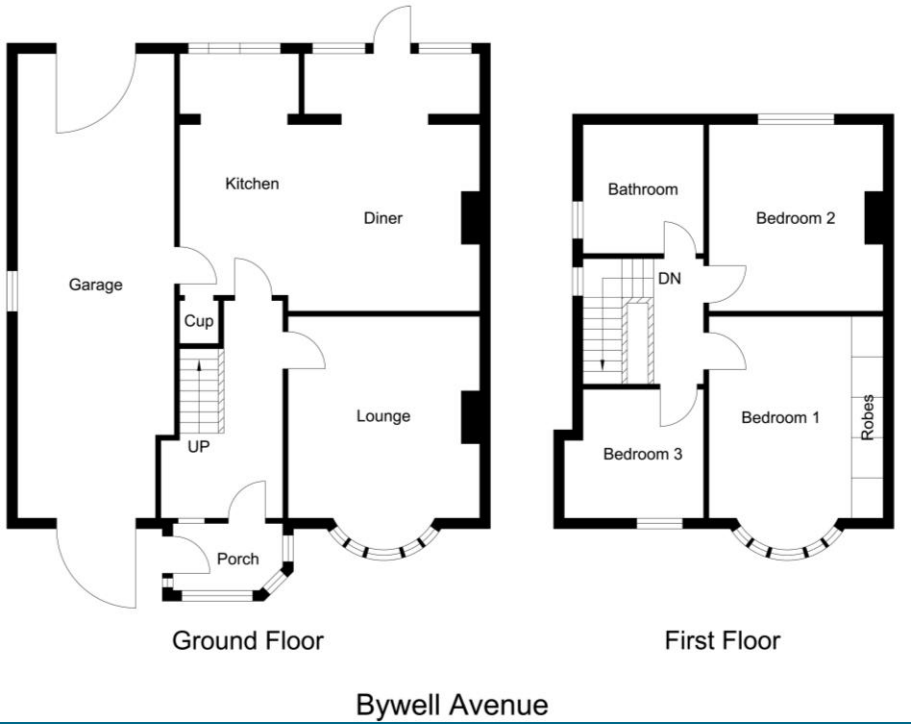

EPC TBC

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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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