



Orchard Avenue | Acomb | NE46

Guide Price Of £150,000

RMS | Rook
Matthews
Sayer



3



2



1

Semi-Detached

Popular Village Location

Three Bedroom Home

Extensive Rear Gardens

Substantial Corner Plot

Spacious Lounge Diner

Renovation Opportunity

Conservatory

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





For Sale by Auction: Tuesday 30th of June Option One, Terms and Conditions apply.

A spacious three-bedroom semi-detached home occupying a substantial plot in the popular residential area of Acomb, offering exceptional potential for renovation, extension, or redevelopment subject to the necessary permissions.

This family home in a superb position presents a rare opportunity for buyers seeking a property with can be modernised and tailored to their own specification. Requiring some renovation work throughout, the property offers generous internal accommodation alongside extraordinarily extensive outdoor space, making it ideal for families, investors, or developers alike.

The accommodation briefly comprises an attractive modern porch to the front elevation, currently used as an office, central hallway, spacious dual aspect lounge/diner, kitchen and conservatory with useful storage area to the ground floor utilising the space beneath the staircase.

To the first floor are three well-proportioned bedrooms and a family bathroom with plenty of fitted storage throughout all of these rooms.

Externally, the property benefits from a particularly large plot with sizeable frontage and elevated rear gardens offering a pleasant outlook, pond and timber summerhouse as well as a large timber aviary. The gated entrance offers ample off-street parking potential and scope for extensions (subject to planning consent).

Situated within easy reach of local amenities, schools, transport links, and Hexham amenities, the property combines excellent location with huge potential for improvement and value enhancement.

Offered for sale by auction, this is an exciting opportunity to acquire a substantial home in a sought-after location with endless opportunities.

Located just a short distance from the historic market town of Hexham, Acomb is a popular and well-established village offering a strong sense of community.

Surrounded by attractive Northumberland countryside and with excellent road links to Newcastle and the Tyne Valley, Acomb is ideally placed for both commuting and enjoying outdoor pursuits.

INTERNAL DIMENSIONS

Kitchen: 10' 5 max x 9' 8 max (3.18m x 2.95m)

Conservatory: 8' 11 max x 9' 10 max (2.72m x 3.00m)

Lounge: 22' 10 max x 13' 1 @ max point (6.96m x 3.99m)

Porch: 7' 10 max x 5' 5 max (2.39m x 1.65m)

Bedroom One: 11' 5 plus door recess x 10' 10 into alcove (3.48m x 3.30m)

Bedroom Two: 10' 11 into alcove, plus door recess x 11' 8 max (3.33m x 3.56m)

Bedroom Three: 8' 9 max x 8' 4 into alcove (2.67m x 2.54m)

Bathroom: 7' 9 max x 5' 6 max (2.39m x 1.68m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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

EPC RATING: D

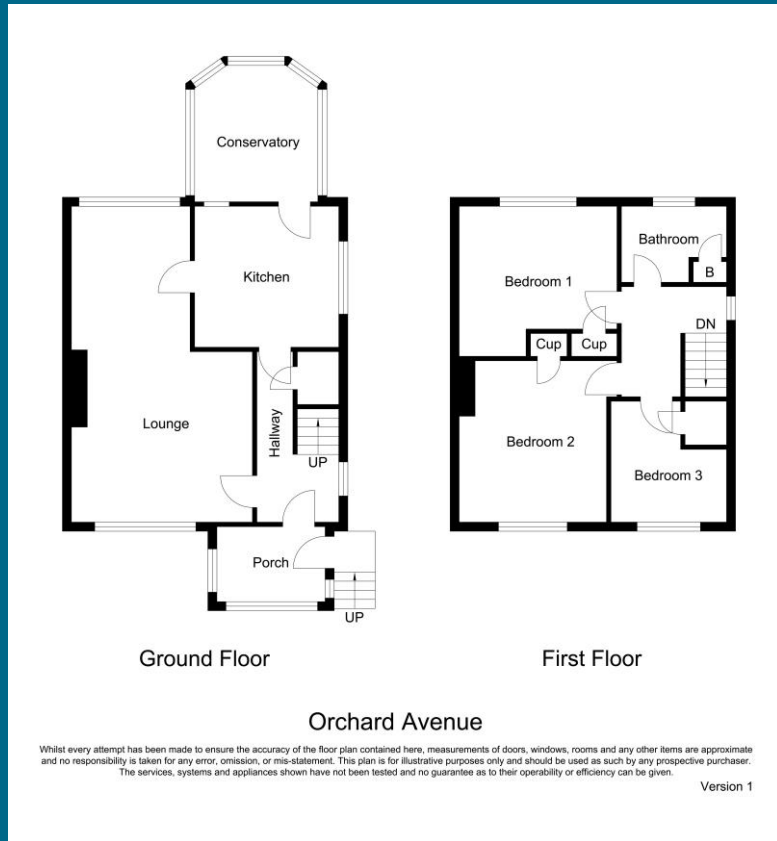
Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 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 relation to this property.

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.