



Abbey View | Hexham | NE46

Offers Over £155,000

RMS | Rook
Matthews
Sayer



3



1



2

FAMILY HOME

THREE BEDROOMS

GARDENS FRONT & REAR

GARAGE

EN-SUITE

STUNNING OPEN VIEWS

WELL-PRESENTED

NOT OVERLOOKED

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

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Property Description

This three-bedroom terraced house is offered for sale in immaculate condition and is located in Hexham, within easy reach of local amenities, schools and green spaces.

The ground floor features an open-plan kitchen with generous dining space, excellent natural light and attractive open views across Hexham and the Tyne Valley. The layout provides a sociable setting for day-to-day living and entertaining, with direct access out to a south-facing garden, ideal for making the most of the available sunshine and open aspect. A single garage in the block to the front, offers useful storage or parking.

The main bedroom includes built-in wardrobes, en-suite facilities and stunning open views from the first floor. A second double bedroom also benefits from built-in wardrobes and open views, while the third bedroom is a single, suitable as a bedroom, study or nursery. The main bathroom is fitted with a bath, wc and basin whereas the en-suite includes a separate shower cubicle as well as the wc, basin and heated towel rail.

The gardens to front and rear are low maintenance and presented to high standard with patios, seating areas and flower beds.

Hexham town centre provides a range of shops, cafés and restaurants, along with well-regarded primary and secondary schools. Nearby parks and riverside areas offer pleasant walking routes and outdoor recreation.

Public transport links are strong, with Hexham railway station providing regular services to Newcastle in around 35–40 minutes and to Carlisle in approximately 45 minutes, making this a practical option for commuters. Road connections via the A69 give straightforward access across the Tyne Valley and beyond.

This property is well suited to first-time buyers, families and investors seeking a well-presented home in a convenient Hexham location with Tyne Valley views.

INTERNAL DIMENSIONS

Lounge: 16'4 max x 12'0 max (4.98m x 3.66m)

Dining Kitchen: 16'3 max x 8'0 max (4.95m x 2.44m)

Bedroom 1: 12'1 max x 11'1 into robes (3.68m x 3.38m)

En-Suite: 7'5 max x 3'9 max (2.26m x 1.14m)

Bedroom 2: 9'2 max x 16'4 into robes (2.79m x 4.98m)

Bedroom 3: 7'9 max x 7'0 max (2.36m x 2.13m)

Bathroom: 7'8 max x 5'10 max (2.34m x 1.78m)

Garage: 15'6 max x 8'2 max (4.72m x 2.49m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC

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

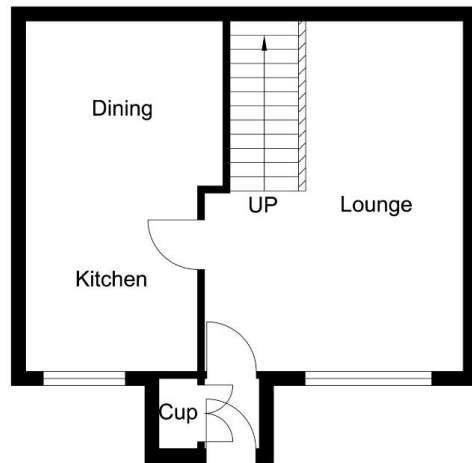
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

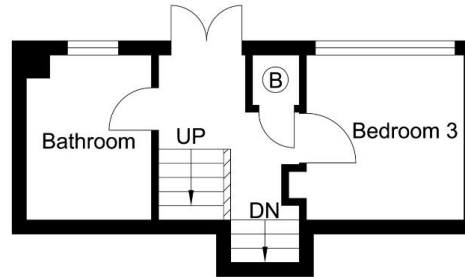
EPC RATING: TBC

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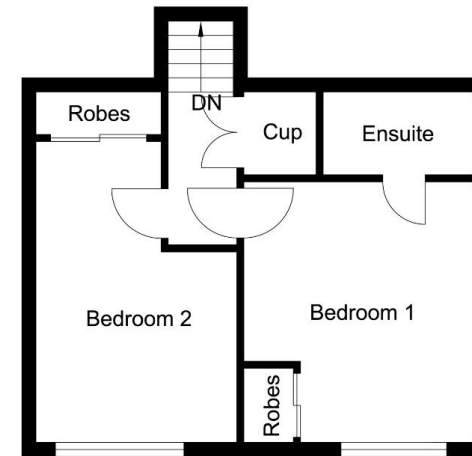




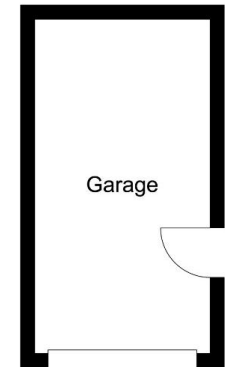
Lower Ground Floor



Upper Ground Floor



First Floor



Outbuilding

EPC RATING 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.