



Tyne Green | Hexham | NE46

Offers Over £175,000

RMS | Rook
Matthews
Sayer



3



1



1

END LINK PROPERTY

THREE BEDROOM

ALLOCATED PARKING SPACE

PRIVATE GARDEN

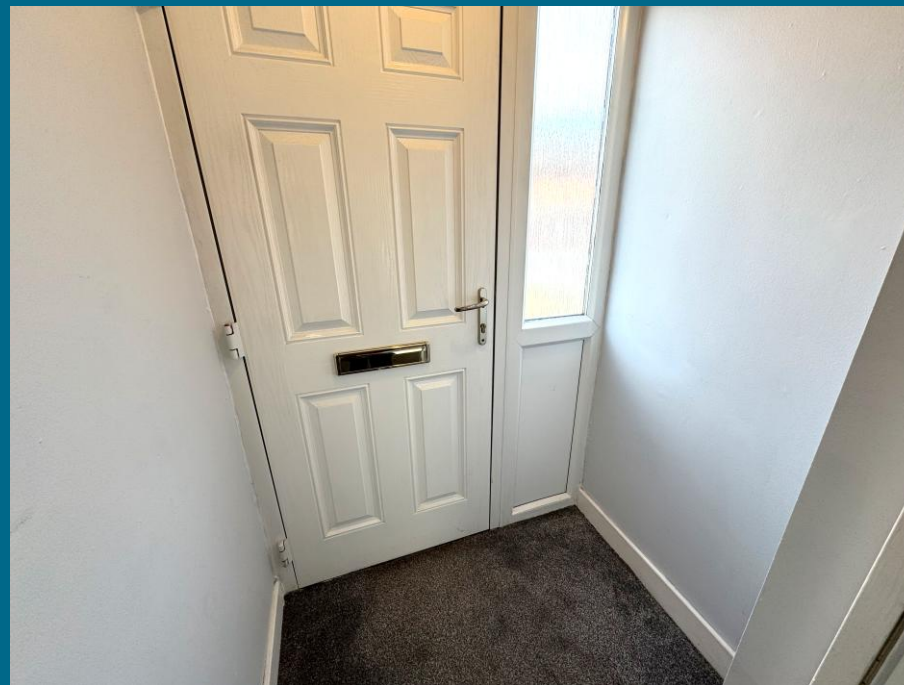
CUL-DE-SAC LOCATION

CLOSE TO WALKS

IDEAL FIRST HOME

NO ONWARD CHAIN

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



T: 01434 601616

hexham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Property Description

Occupying a generous end plot at the head of a peaceful cul-de-sac in the quiet Tyne Green area of Hexham, this attractive three-bedroom end-link home offers well-proportioned accommodation and excellent private outdoor space and is offered with no onward chain.

The property is entered via a handy entrance porch on the front elevation.

The welcoming lounge features an open staircase rising to the first floor, and large windows to the front of the property, creating a bright and airy feel with an open outlook at the head of the cul-de-sac.

To the rear, the kitchen enjoys patio doors opening directly onto the private garden, providing an ideal setting for al fresco dining and family living. The existing floor coverings have been lifted, leaving a blank canvass for any incoming occupier.

Upstairs, three comfortable bedrooms are served by a family bathroom, while a useful storage cupboard on the landing enhances practicality. The landing gives access to the loft which is partially boarded and has electric lighting.

Externally, the property benefits from a wide plot with a private enclosed low maintenance garden and an allocated parking space, making this an excellent opportunity for first-time buyers, families, or those seeking a conveniently located home close to the amenities and riverside walks of Hexham. There is also a handy timber garden shed in the rear garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas (Combi)

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

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.

RESTRICTIONS AND RIGHTS

The attached neighbour has access through the garden to take out bins, if required.

TENURE

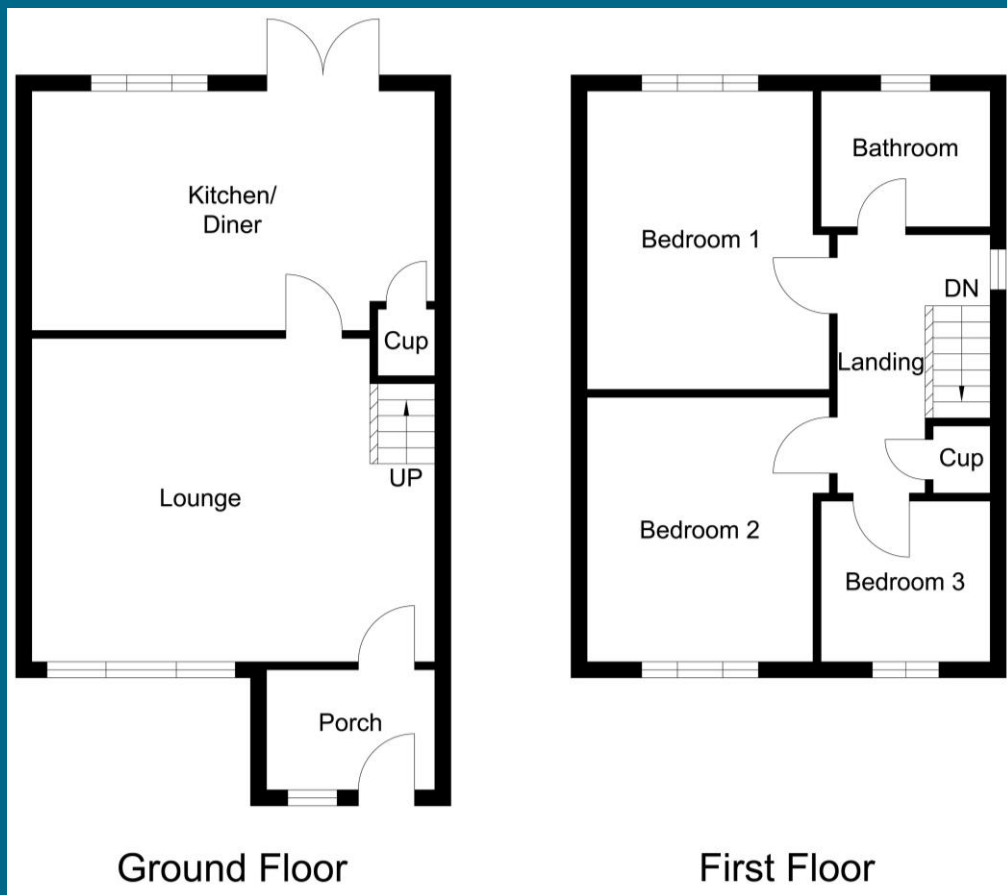
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

HX00006861.JR.JR.9.7.26.V.2.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 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.