



8 St. Nicholas Road
Hexham, Northumberland, NE46 2EZ

youngsRPS 

8 St. Nicholas Road Hexham Northumberland NE46 2EZ

This two bedroom period stone built property, located within walking distance of Hexham Town Centre is offered for sale with no forward chain

- 2 Bedrooms
- No forward chain
- Stone built
- Well presented throughout
- Rear patio
- Central location
- Double glazing
- Energy efficiency rating D



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Youngs Hexham 01434 608980



DESCRIPTION

The property is sure to appeal to a number of buyers, there is a paved patio/yard to the rear, gas central heating to radiators and double glazing throughout. Viewing is essential to appreciate the location and size on offer.

The front door opens into a vestibule which leads to a reception hall with a spindled staircase leading to the first floor, the sitting room has an attractive fire place with marble inset and hearth housing a coal effect fire and bay window to the front elevation. The dining room is situated to the rear elevation with access to the kitchen, which is fitted with an excellent range of floor base units with complimentary work surfaces, incorporating electric hob with extractor fan above, electric oven, stainless steel sink unit and drainer with mixer tap over, plumbing for washing machine, space for fridge freezer and external door to rear.

The first floor has a half landing window, two double bedrooms, bathroom which consists of panelled bath, low level wc, pedestal hand basin, sliding door fitted storage and ceramic tiling to the walls. Externally to the front there is a small garden, to the rear a paced patio/yard.

LOCATION

The property is centrally located within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band C

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

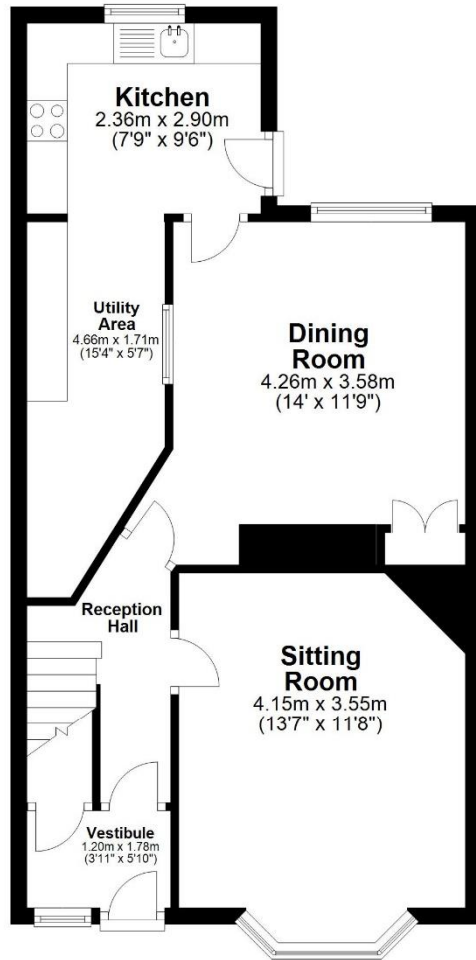
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



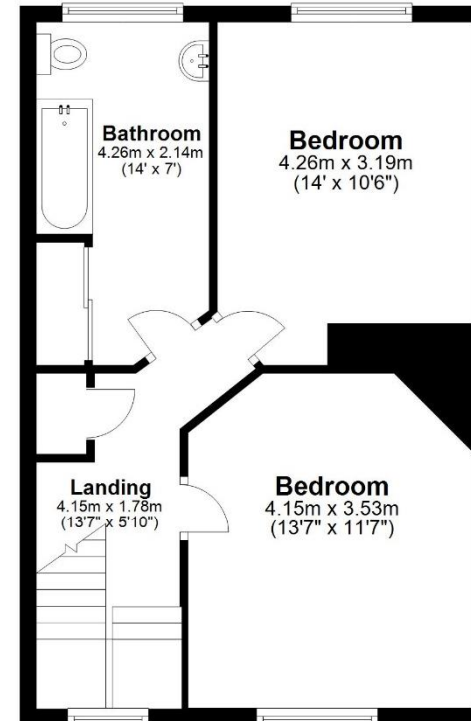
Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 99.8 sq. metres (1074.3 sq. feet)

Plan produced using PlanUp.

8 St. Nicholas Road, -



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

R201



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