



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

West End Terrace Hexham

- Desirable Hexham Location
- End Terrace
- Four Bedrooms
- Newly Refurbished
- Extensive Gardens and Patio
- Generous Room Sizes

Guide Price £ 350,000

01434 601616
46 Priestpopple, Hexham NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

West End Terrace

Hexham

We are delighted to welcome a wonderful opportunity to purchase a substantial Four-bedroom end of terrace located on a desirable plot in central Hexham. This stunning property, arranged over 3 floors, offers spacious and versatile accommodation showcasing features of its time with modern touches.

The property is currently undergoing refurbishment and is nearly complete. Internally the owners have opened up and exposed five original fireplaces across the property which are stunning features, suited to each room perfectly. The electrics have been checked and overhauled and brought right up to today's standards along with a brand-new full heating system and combination boiler with an extra 25ltr water tank.

The property, once completed, will also have a new bathroom with large walk-in shower, freestanding bath WC and hand basin. There will be a new separate WC and the whole property will be fully decorated including flooring.

Externally the property is a rare find in this location with such extensive gardens where the work is almost complete, creating a peaceful haven which is accessible with new stone steps, there are multiple seating areas and the clearance of many overgrown shrubs and trees has opened up this wonderful entertaining area, a perfect tranquil setting for those who like to enjoy long summer nights and alfresco dining. There is also a new raised patio with ample space for outdoor furnishings, accessed from the ground floor of the property, and a stunning new iron spiral staircase leads down to the gardens.

This property must be viewed to be appreciated.

Basement Floor:

Living Room – 17'9 x 14'3 (5.41m x 4.34m)

Kitchen - 17'5 x 12'4 (5.31m x 3.67m)

Utility – 6'4 x 8'3 (1.93m x 2.51m)

First Floor:

Bedroom One – 15'1 x 14'11 (4.6m x 4.55m)

Bathroom – 14'6 x 12'1 (4.42m x 3.68m)

WC – 3'4 x 7'6 (1.02m x 2.29m)

First Floor:

Bedroom Four – 10'4 x 6'8 (3.15m x 2.03m)

Bedroom Three – 14'1 x 11'9 (4.29m x 3.58m)

Bedroom Two – 15'1 x 12' (4.6m x 3.66m)

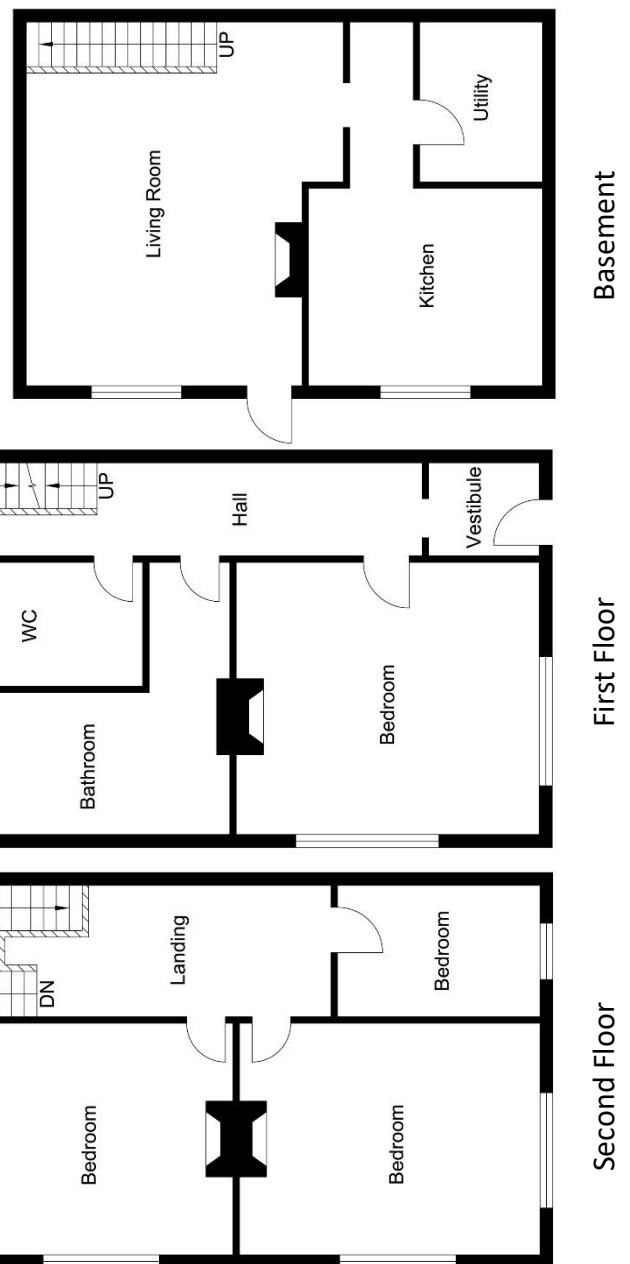
The gardens are approximately 90' x 60' (approx. 27m x 18m) not including the raised patio seating area.

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: E**

HX00005894.KW.KW.15.6.23.V2



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.

16 Branches across the North-East

