



Edgewood Hexham

- Semi Detached
- Three Bedrooms
- Garage & Driveway
- Gardens
- In Need Of Updating
- Convenient Hexham Location

Guide Price **£ 230,000**

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Edgewood, Hexham

PROPERTY DESCRIPTION

Presenting a semi-detached property available for purchase, ideal for families seeking a space they can truly make their own. Whilst the property requires modernisation, it offers a fantastic opportunity to create a personalized living environment to your exact taste and style.

The property is comprised of three bedrooms, with two double rooms offering ample space for a growing family or for hosting guests. The third bedroom is a single room, perfect for a child's room, home office, or even a personal gym.

The property boasts two reception rooms, providing a range of possibilities for entertainment, relaxation, or simply spending quality time with loved ones. The kitchen, while in need of updating, holds great potential to become the heart of the home, a place where meals and memories are shared.

The unique features of this property further enhance its appeal. A garage offers secure storage for your vehicle or additional storage space. Plus, the added convenience of an additional parking space is not to be underestimated.

One of the key advantages of this property is its favourable location. It lies in relatively close proximity to local schools, making it an ideal choice for families. Furthermore, local amenities are within easy reach, ensuring you have everything you need on your doorstep.

Awaiting your personal touch, this semi-detached property is a fantastic opportunity to create your own perfect home.

INTERNAL DIMENSIONS

Entrance Hall: 6'0 x 4'0 (1.83m x 1.22m)

Kitchen: 10'5 x 8'5 (3.18m x 2.57m)

Lounge: 15'6 into alcove x 14'0 (4.72 x 4.27m)

Dining Room: 10'9 x 9'8 (3.28m x 2.95m)

Bedroom 1: 13'1 x 10'1 (3.99m x 3.07m)

Bedroom 2: 13'0 x 10'4 (3.96m x 3.15m)

Bedroom 3: 10'8 x 8'9 (3.25m x 2.67m)

Bathroom: 7'5 x 5'5 (2.26m x 1.65m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTTC

Mobile Signal / Coverage Blackspot: No

Parking: Garage / Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Known safety risks at property (asbestos etc...): Yes

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: C

EPC RATING: TBC

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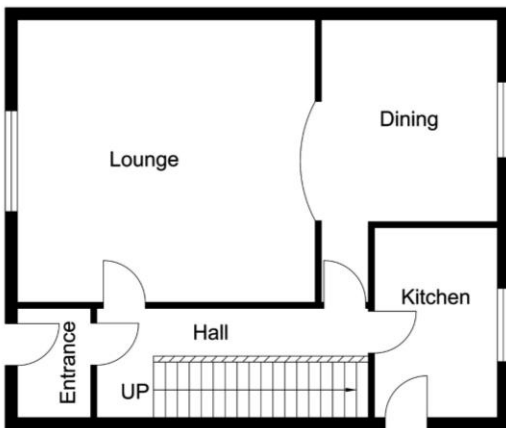
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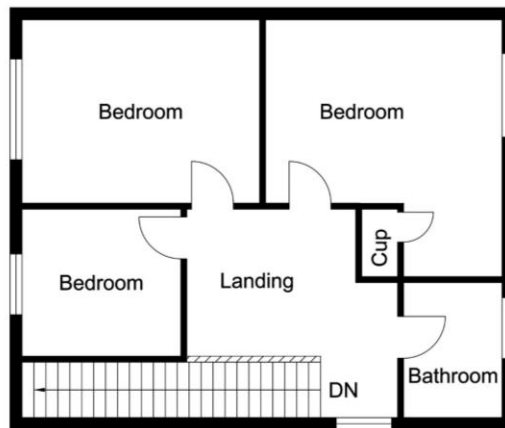
16 Branches across the North-East



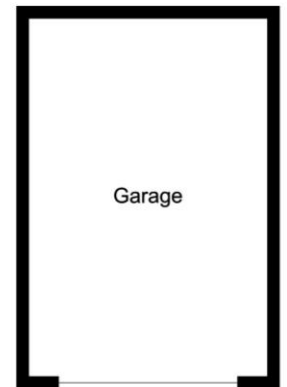
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Ground Floor



First Floor



Garage

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