



## Shield Close Cottages Hexham

- Stone End Terrace
- Two Bedrooms
- Elevated Views
- Conservatory
- Desirable Hexham Location
- Generous Gardens

Guide Price **£ 299,950**

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ROOK  
MATTHEWS  
SAYER

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# Shield Close Cottages, Hexham

## PROPERTY DESCRIPTION

Situated on Fellside, overlooking Hexham town from an elevated position, this property on Shield Close Cottages offers modern living with a cottage feel, perfect for those who wish to have easy access to amenities but not in a town centre location.

Through the front door, you are greeted with an entrance hallway with room for freestanding furniture and access to the stairwell. From the hallway, the main internal door leads to a spacious ground floor lounge with feature fireplace housing a log burner, perfect for cosy quiet nights reading your favourite book or televiewing. Onwards to the open plan kitchen diner fitted with modern units and appliances, this room is a light and bright space due to the combination of window and doors to the garden and conservatory beyond, which overlooks the garden and stunning rural Tyne Valley aspect.

The gardens are visually divided into three main areas: raised patio seating area immediately to the rear of the property with doors into the conservatory and kitchen/diner; a lower lawned area with mature borders and shrubs; a further gravelled area housing summer house and further seating taking advantage of the spectacular open views.

We don't anticipate this lovely property staying on the market very long so we advise an early viewing to avoid disappointment.

## INTERNAL DIMENSIONS

Lounge: 15'7 x 15'4 (4.75m x 4.67m)  
Kitchen: 19'7 x 8'10 (5.97m x 2.69m)  
Consrvatory: 10'11 x 10'01 (3.33m x 3.07)  
Bedroom: 12'4 x 8'10 (3.76m x 2.69m)  
Bedroom: 10'10 x 10'2 (3.3m x 3.1m)  
Bathroom: 12'4 x 4'10 (3.76m x 1.47m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Satellite  
Mobile Signal / Coverage Blackspot: No  
Parking: On Street

## 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.

## RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves: 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: E

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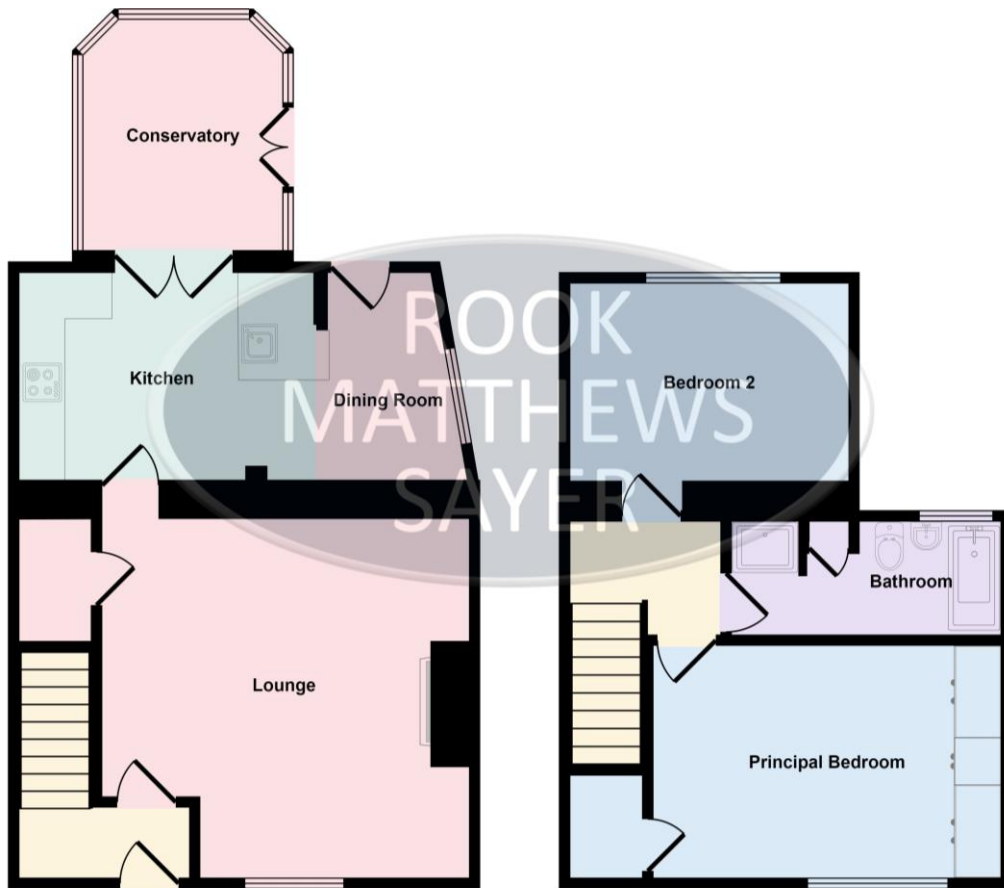
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Ground Floor

First Floor

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