



Orchard Avenue

Acomb

- Semi Detached Home
- Three Bedrooms
- Large Plot
- No Forward Chain
- In Need of Modernisation
- Gated Driveway

Offers Around: **£ 200,000**

01434 601616
46 Priestpople, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

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

Orchard Avenue, Acomb

PROPERTY DESCRIPTION

We are offering for a sale this semi-detached three bedroom family home in an extremely popular location within Acomb village. The property is offered with an unusually large plot incorporating gated driveway, generous gardens with various greenhouses, sheds, lawns and patio areas.

The property is entered by the front door from the driveway into an entrance hall with doors to the ground floor wc, lounge and stairwell ahead. The lounge is a spacious room with fireplace and large window the front elevation. From the rear of the lounge, a door leads through to the kitchen with window to the rear elevation, utility cupboards and ground floor shower rooms are directly off the kitchen.

The staircase leads up from the entrance hall to the first floor landing which gives access to all three bedrooms. The largest of the three rooms is situated at the front elevation with large windows overlooking the front garden, built in wardrobes and storage cupboard over the stairs. The other two bedrooms are both situated to the rear of the property with views of the rear garden and will both accommodate a double bed.

Externally is where this property comes into its own, with generous gardens offering the ideal space for the green fingered buyer or maybe those looking to extend, subject to appropriate consents being sought. The driveway is gated and will accommodate multiple cars. There are various lawned areas, patios and garden buildings dotted around the plot.

This property is an attractive prospect for a range of buyers and we would recommend an early viewing to avoid disappointment.

INTERNAL DIMENSIONS

Lounge: 13'4 max into alcove x 13'11 max (4.06m x 4.24m)

Kitchen: 11'2 max x 7'8 max (3.4m x 2.34m)

Shower Room: 7'6 max x 4'9 max (2.29m x 1.45m)

Rear Porch: (L-shaped) 8'7 max x 7'1 max (2.62m x 2.16m)

Bedroom 1: 16'7 max into robes and alcove x 12'2 max (5.05m x 3.71m)

Bedroom 2: 11'3 max x 8'5 max (3.43m x 2.57m)

Bedroom 3: 7'10 max x 7'10 max (2.39m x 2.39m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to the cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Gated 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.

AGENTS NOTE

We understand that the sale of this property is subject to a probate application which is already underway. If you require any further information on this, please contact us.

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: TBC

HX00006299.JR.JR.11.7.24.V.1

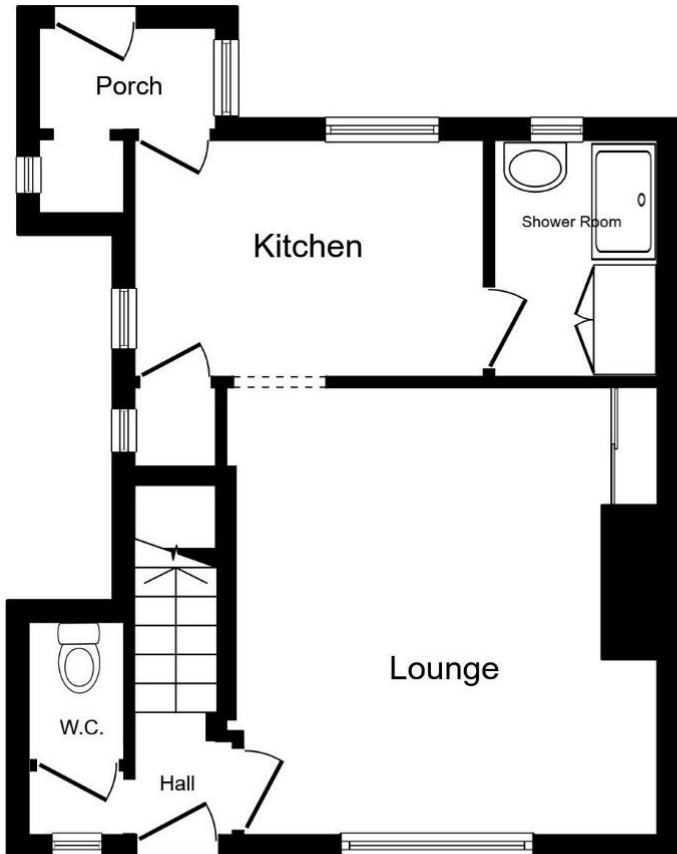
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

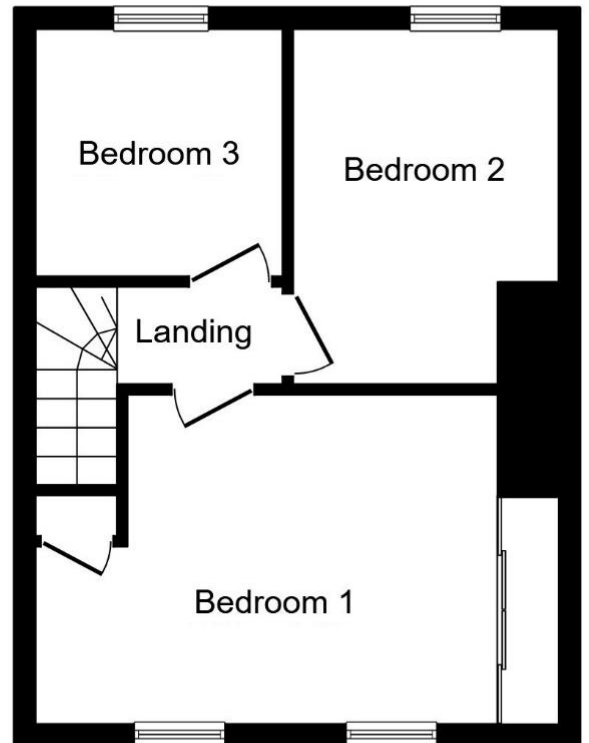
16 Branches across the North-East



Orchard Avenue, Acomb



Ground Floor



First Floor

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

