



Eastwood Grange Road Hexham

- Detached Family Home
- Three Bedrooms
- Garage
- Landscaped Gardens
- Immaculate Presentation
- No Forward Chain

Offers Over: **£ 325,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

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

Eastwood Grange Road, Hexham

PROPERTY DESCRIPTION

Do not miss this immaculately presented family home with garage, driveway and landscaped gardens in a popular area of Hexham.

The front of the property is inviting with clean sand stone exterior and garage to side detached from the house itself.

Upon entering via the front door, you are greeted by a surprisingly spacious entrance hallway with space for greeting table or cloaks hanging. An open archway ahead of you leads to the modern dining kitchen with window to front elevation and side door to garden and potting room. The entrance hallway also offers a doorway to the generous lounge with feature fireplace housing electric fire as well as large south facing windows to the front elevation.

Off the lounge to the rear is a small landing and staircase down to the lower ground floor landing which gives access to the three double bedrooms and family bathroom. Both of the two larger bedrooms have generous fitted storage cupboards. All off the lower floor rooms have windows to the rear elevation overlooking the gardens.

Externally, the front of the property offers a landscaped low maintenance gravel and paved frontage as well as driveway parking in front of the garage. A gateway to the side of the property, between the house and garage, offers access to the 'potting shed', an addition to the rear of the garage which could be the perfect place to sit quietly with a book and look over the gardens below. The rear gardens have recently had a lot of money spent on them, creating a modern landscaped, tiered space with patio seating areas, lavender garden, fish pond and lawn area.

This really is a beautiful turn key property which has been lovingly restored and maintained to a modern high specification.

INTERNAL DIMENSIONS

Kitchen Diner: (L-shaped) 12'0 max x 13'9 max (3.66m x 4.19m)

Lounge: 17'3 x 16'3 into window alcove (5.26m x 4.95m)

Bedroom 1: 12'10 into robes x 8'10 max (3.91m x 2.69m)

Bedroom 2: 15'9 into robes x 9'9 into window recess (4.8m x 2.97m)

Bedroom 3: 9'6 x 6'5 (2.9m x 1.96m)

Bathroom: 9'5 x 5'2 (2.87m x 1.57m)

Garage: 17'6 x 8'9 (5.33m x 2.67m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & Garage

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

The sale of this property is subject to grant of representation. Please seek an update from the branch with regards to the potential timeframes involved.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from July 1969
Ground Rent: £30 per annum.

COUNCIL TAX BAND: D

EPC RATING: TBC

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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.

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