



## Wydon Park

Hexham

- Semi Detached
- Three Bedrooms
- Generous End Plot
- Private Situation
- Popular Location
- No Onward Chain

Offers in the region of: **£ 195,000**

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ROOK  
MATTHEWS  
SAYER

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# Wydon Park, Hexham

## PROPERTY DESCRIPTION

This deceptively spacious end terraced house with large plot and generous gardens is priced to sell and will not be available for long.

The property is entered via the front door into a small entrance porch, leading into the ground floor hall way housing stairs to first floor, as well as doors off into WC, storage cupboard/utility area and lounge. The lounge is full depth and dual aspect with windows over looking front and rear gardens, also large enough to situate dining table as the current owners have it. The kitchen is off the rear of the lounge and offers door to rear garden which has pedestrian access only. The first floor is well presented with two large bedrooms and one smaller with fitted storage. The bathroom offers both bath and shower and all rooms have windows to front or rear elevations.

Externally the property is accessed via pedestrian gates to either front or rear. The plot is large with block paving covering the area to the front and the rear offering tiers of low maintenance gravel, paving and flower bed. A hedge offers a private boundary to the side and a garden shed provides storage for garden equipment or furniture.

The specific location of this property within the development is private with no through traffic passing. There is a communal car park just off the front boundary.

Hexham offers all amenities for all ages including schooling, shopping, leisure, healthcare, transport and day to day activities.

## INTERNAL DIMENSIONS

Entrance: 5'5 x 4'7 (1.65m x 1.43m)

WC: 5'6 x 2'8 (1.68m x 0.85m)

Storage: 5'0 x 3'4 (1.52m x 1.03m)

Kitchen: 7'9 x 11'10 (2.36m x 3.61m)

Hallway: 5'11 x 11'6 (1.80m x 3.51m)

Lounge: 11'4 x 19'8 (3.45m x 5.99m)

Kitchen: 7'9 x 11'10 (2.36m x 3.61m)

Bedroom One: 8'6 x 14'9 (2.59m x 4.50m)

Bedroom Two: 11'4 x 11'5 (3.45m x 3.48m)

Bedroom Three: 7'10 x 9'11 into Robes (2.39m x 3.02m)

Bath/Shower Room: 4'7 x 13'4 (1.43m x 4.06m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to Cabinet

Mobile Signal / Coverage Blackspot: NO

Parking: Communal Car Park

## 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.

## 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**

HX00006309.BJ.JR.13.8.24.V.2

**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.

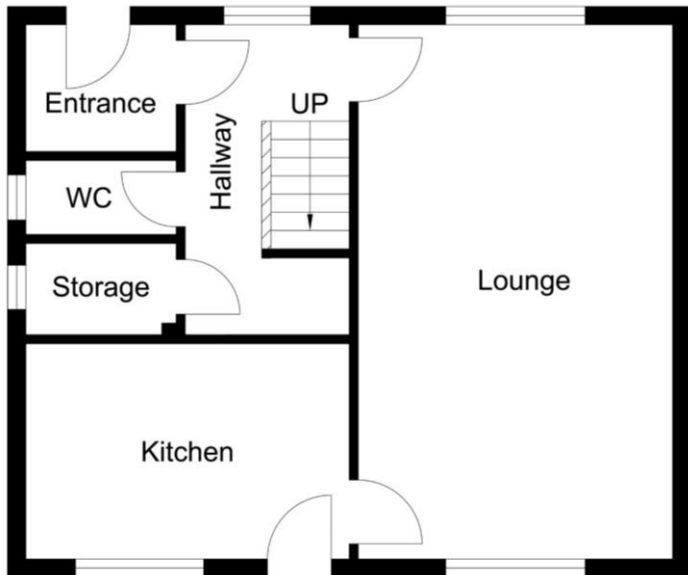
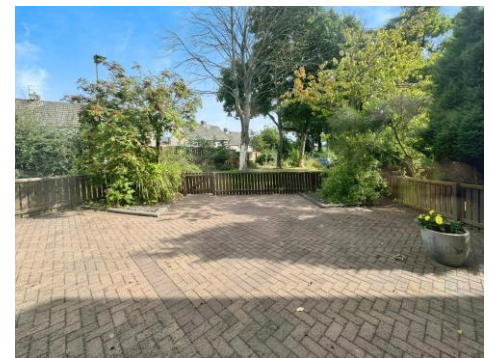
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**16 Branches across the North-East**

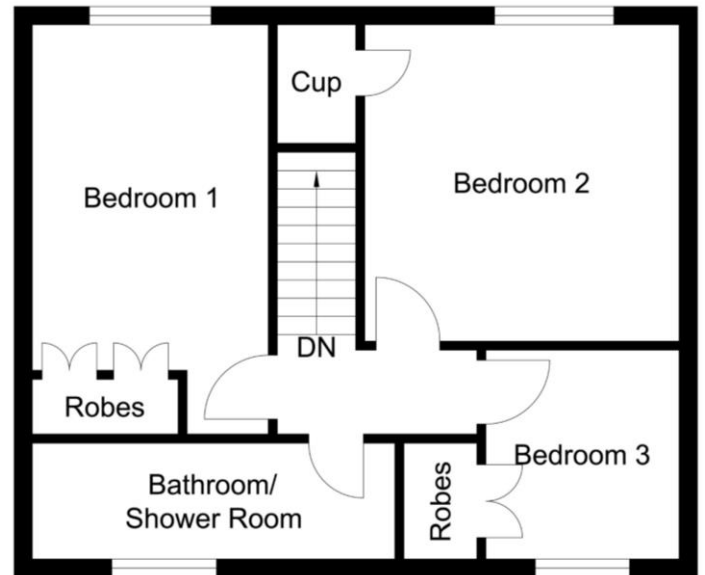


**The Property  
Ombudsman**

# Wydon Park, Hexham



Ground Floor



First Floor

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