



## Bywell Avenue Hexham

- Semi-Detached Family Home
- Three Bedrooms
- Parking for Several Cars
- Two Garages
- Garden Office
- Gardens Front & Rear

Offers Over **£265,000**

01434 601616  
46 Priestpopple, Hexham, NE46 1PQ

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

# Bywell Avenue, Hexham

## PROPERTY DESCRIPTION

Semi-detached family home in a very popular area of Hexham sat within a generous plot with ample parking and well presented interior.

The property is entered from the driveway into the central hallway giving access to the first floor up the stairs as well as doors to the kitchen and both reception rooms.

The first reception room is situated to the front elevation with practical bay window overlooking the front lawn, adding a reasonable amount of floor space to the room. The feature fireplace is the focal point of the room with shelving and cupboards to alcoves either side of the chimney breast.

The lounge is the heart of this home. This room has been extended with floor-to-ceiling UPVC glazed panels and French doors opening out onto the rear patio with decking. This room is south facing and takes full advantage of the attractive aspect of well maintained lawn and rural outlook beyond. This room also, again has a feature fireplace but this time containing a multi-fuel burning stove, perfect for cosily lounging around in the winter months.

The kitchen is also situated to the rear with a second set of patio doors out to the rear garden. The kitchen has ample space for family dining and has a comprehensive range of modern wall, base and drawer units.

A very useful utility room with plumbing for utilities and plenty of space for pantry storage sits just off the kitchen for optimum practicality. This is space borrowed from the integral garage. The remaining garage space is accessed via the modern up and over door at the front of the property, offering a great secure storage space.

The final room on the ground floor is a very handy water closet which has been installed beneath the staircase with low level WC and hand wash basin.

From the central hallway, the stairs lead up to the first floor landing giving access to all upstairs rooms.

The bathroom is currently split between washroom comprising bath, shower cubicle and hand wash basin and a separate WC which can prove very useful for family accommodation, however we believe this could easily be altered if you require an all-in-one option.

The two larger bedrooms are spacious doubles offering fitted storage and ample space for freestanding furniture and bay window respectively. The third bedroom offers enough room for single bed and freestanding wardrobe, as the current owners have found.

Externally, this property offers a fantastic plot for recreation and enjoying the outside space. The front garden is laid to lawn with small patio, ideal for pots. The driveway is extensive, offering parking for several vehicles such as boat, caravan or motorhome – and this does not include the detached garage.

At the rear, the garden is laid to lawn with mature flower bed to the rear. Raised decking and patio provide a perfect south facing sun trap which further benefits from an attractive canopy above the kitchen doors and seating area.

The property benefits also from a substantial detached garden office, kitted out for home working or hobbying with power, lighting and computer network cables. This would also make an ideal summer house with French doors directly out onto the rear patio.

Bywell Avenue is located in an extremely popular area of the market town of Hexham, being an ideal location to access all of the amenities that Hexham has to offer. There are plenty of shopping, dining and healthcare facilities as well as sport and leisure amenities that are near-by and all within walking distance. Hexham also offers great schools, beautiful nature parks and walking routes, two golf courses and excellent transport links via road and rail.

Hexham is ideally located on the East to West train line, as well as the A69, providing links to Newcastle and Carlisle. Hexham also offers a bus station, offering lots of arterial links.

## INTERNAL DIMENSIONS

Reception Room 1: 14'2 into bay x 12'7 into alcove (4.32m x 3.84m)

Reception Room 2: 16'6 x 11'11 into alcove (5.03m x 3.63m)

Breakfasting Kitchen: 16'0 x 7'10 (4.88m x 2.39m)

Integral Garage: 8'6 x 8'4 (2.59m x 2.54m)

Utility: 7'7 x 7'3 (2.31m x 2.21m)

Bedroom One: 15'1 into bay x 11'8 into alcove (4.60m x 3.56m)

Bedroom Two: 11'10 x 11'8 into robes (3.61m x 3.56m)

Bedroom Three: 7'10 x 7'7 (2.39m x 2.31m)

Bathroom: 7'5 x 5'2 (2.26m x 1.57m)

WC: 4'7 x 2'8 (1.40m x 0.81m)

Detached Garage: 16'7 x 11'10 (5.05m x 3.61m)

Garden Office: 11'6 x 9'7 (3.51m x 2.92m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central & Wood Burner

Broadband: Fibre To Premises

Mobile Signal / Coverage Blackspot: No

Parking: Large 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.

## 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: D

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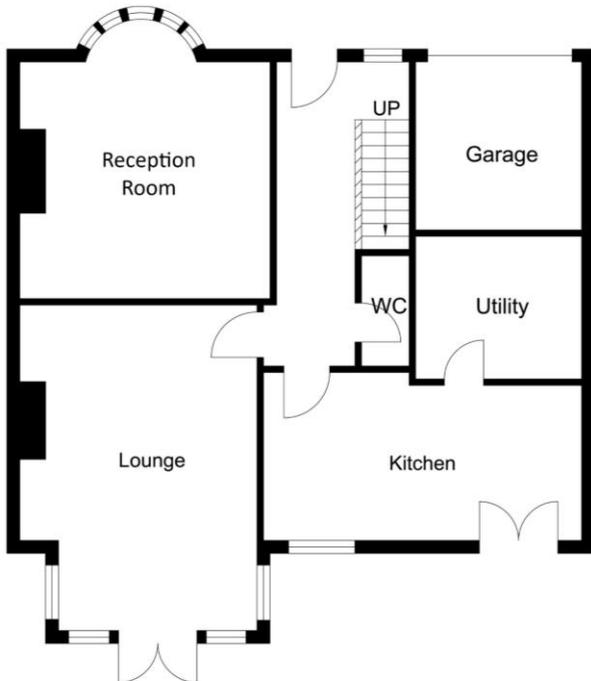
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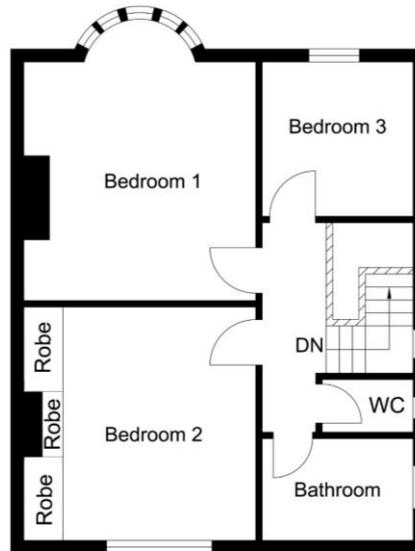
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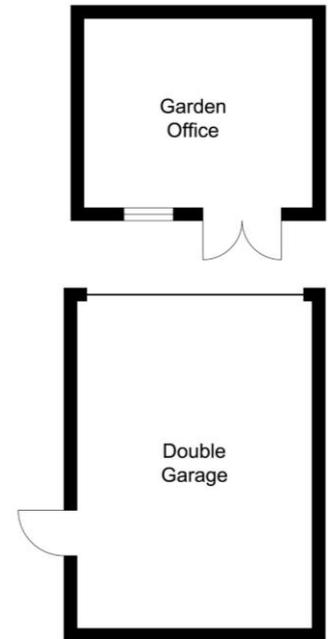
# Bywell Avenue, Hexham



Ground Floor



First Floor



Outbuildings

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