



Eldon Road | Hexham | NE46

# Offers in the Region of £290,000

Detached bungalow in a very popular area of Hexham with lovely gardens, integral garage, driveway parking and garden workshop.

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**Detached Bungalow**

**Beautiful Gardens**

**Two Bedrooms**

**Driveway Parking**

**Integral Garage**

**Popular Hexham Location**

**Conservatory**

**Wet Room & Ramp Access**

**For any more information regarding the property please contact us today**

#### PROPERTY DESCRIPTION:

The property is entered from the driveway into the front entrance lobby area which has room for cloaks or welcome furniture. A further door leads through into the central hallway which gives access to all main rooms.

The lounge is situated to the front elevation with large south facing window allowing plenty of natural light into the room. There is also a feature fireplace housing multi fuel burning stove.

The dining room is situated to the rear and has been extended into the conservatory creating a fantastic space to lounge and watch over the well presented gardens from an elevated position.

The kitchen is just off the dining room, offering a great range of wall and base units with attractive worktops and sink unit looking out over the gardens.

Both bedrooms are doubles, one of which contains almost a full wall of fitted wardrobes.

The bathroom has been fitted out as a wet room for convenience with WC and hand wash basin.

A further separate WC is situated to the rear of the garage.

The garage is integral, offering parking for a car, storage or workshop space. There is potential for this to be incorporated into the accommodation subject to the relevant consents.

From the kitchen a door leads out to the rear porch which is a fantastic space for removing wet coats or muddy boots before entering the home.

Externally the bungalow offers front and rear gardens, driveway parking and two storage/workshop areas below the property itself, access from the rear garden.

This development is always very popular, due to it being a flat walk from the entrance to the estate, all the way along Hexham main street, making it very accessible.

Hexham offers all amenities including healthcare restaurants, public houses, groceries, leisure and sports facilities including indoor swimming pool and bowling alley. As well as a thriving market, Hexham prides itself on being regularly named in the top places to live.

Transport links are great in Hexham with regular buses and trains heading East towards Newcastle and West towards Carlisle and the Lake District.

We don't anticipate this property staying on the market for long so please don't hesitate to arrange a viewing if you think you may be interested.

#### INTERNAL DIMENSIONS

Lounge: 17'7 x 12'2 into alcove (5.36m x 3.71m)

Dining Room: 12'7 x 9'2 (3.84m x 2.79m)

Conservatory: 10'4 x 8'7 (3.15m x 2.62m)

Kitchen: 12'7 x 10'1 (3.84m x 3.07m)

Bedroom 1: L shaped 14'8 max x 10'9 max (4.47m x 3.28m)

Bedroom 2: 12'8 x 8'4 (3.86m x 2.54m)

Wet Room: 6'7 x 6'4 (2.01m x 1.93m)

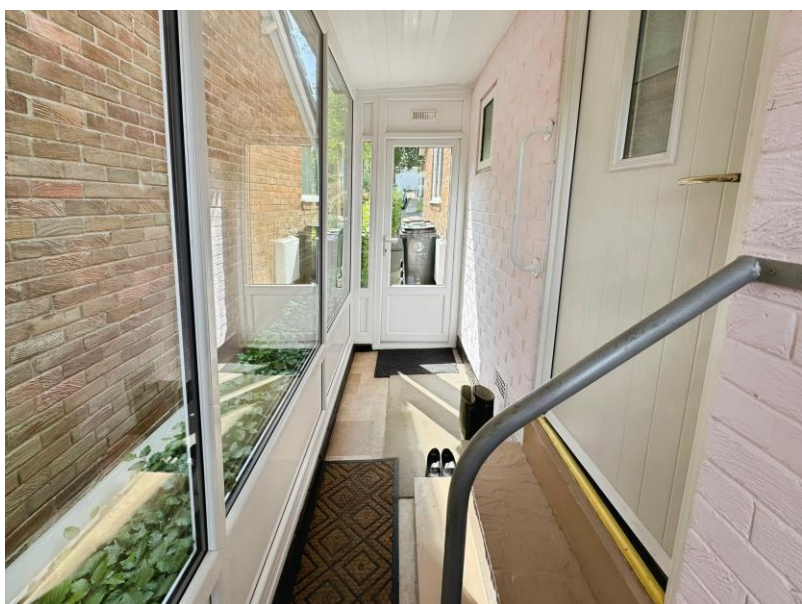
Garage: 18'2 x 7'8 (5.54m x 2.34m)

**T: 01434 601616**

[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Multi Fuel Burner

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### ACCESSIBILITY

This property has accessibility adaptations:

- Ramp access to front door
- Accessible handrails
- Wet room

### 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: D**

**EPC RATING: E**

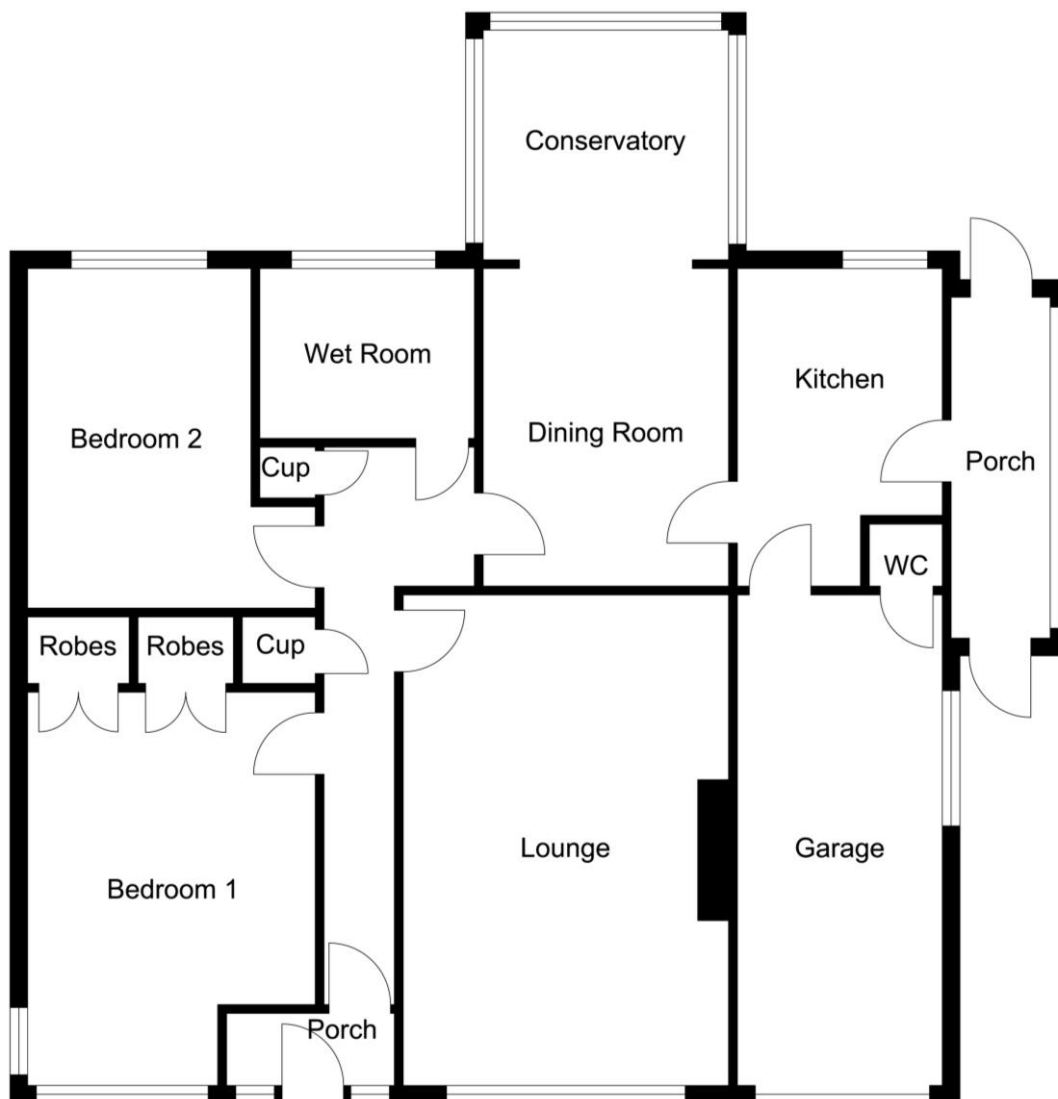
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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**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

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