



West Hextol | Hexham | NE46

Auction Guide Price £160,000

Three-bedroom semi-detached family home with easy access to
Hexham town centre.

ROOK
MATTHEWS
SAYER



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SEMI-DETACHED

GAS CENTRALLY HEATED

THREE BEDROOMS

FEATURE FIREPLACE

UPVC DOUBLE GLAZED

NO ONWARD CHAIN

DETACHED GARAGE

VALUE-ADDING PROJECT

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

For Sale by Auction: 11th of December, Option 2, Terms and Conditions apply.

Realistically priced semi-detached house offered with no onward chain.

Occupying a quiet pedestrianised location overlooking a small green to the front, yet offering easy access to Hexham town centre.

The property is gas centrally heated and UPVC double glazed including front and rear doors, but would benefit from some improvements, this being reflected in the guide price. The layout comprises: Entrance porch, hallway with storage cupboard and staircase to the first floor, lounge with feature fireplace and archway leading

to interconnecting dining room, kitchen with range of high gloss finish units and fully tiled walls, landing with built in airing cupboard, three bedrooms all with built in furniture and bathroom/WC.

For ease of maintenance the rear garden is completely paved complimented with low maintenance front garden.

There is also a brick-built garage with driveway to the rear of the property.

We anticipate significant interest in this dwelling; therefore, early viewing is strongly recommended.

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INTERNAL DIMENSIONS

Lounge: 15'3 x 11'7 into alcoves (4.65m x 3.53m)
Dining Room: 10'0 x 9'9 (3.05m x 2.97m)
Kitchen: 9'10 x 8'3 (3.00m x 2.51m)
Bedroom One: 12'11 x 10'3 into wardrobes (3.94m x 3.12m)
Bedroom Two: 11'6 x 12'7 into wardrobes (3.51m x 3.84m)
Bedroom Three: 9'9 x 7'11 into cupboard & wardrobes (2.97m x 2.41m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Garage and 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.

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

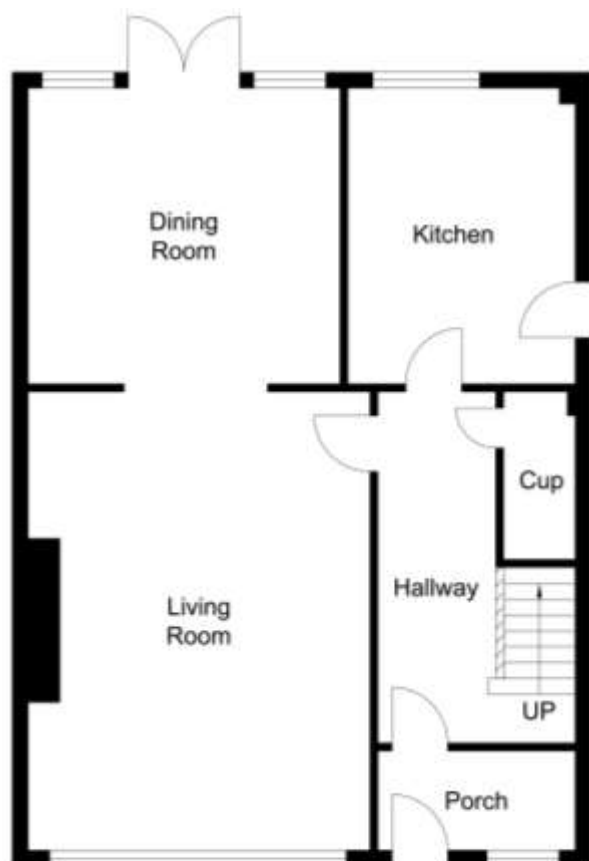
Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

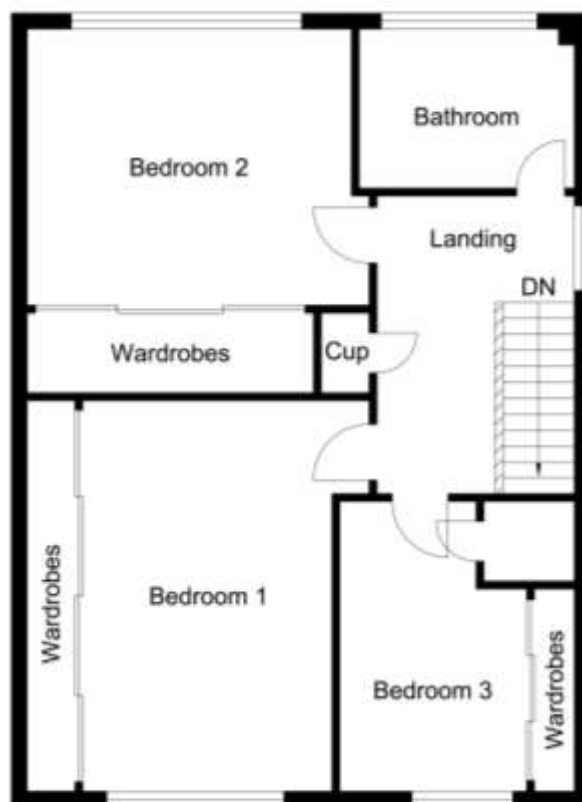
Terms and conditions apply see
www.agentspropertyauction.com

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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



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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