



St. Mary's Chare, Hexham, NE46

Offers in the Region: £200,000

A charming period property in the heart of Hexham, this characterful upper-floor maisonette offers well proportioned rooms and an enviable town-centre position just moments from the Abbey, cafés and local amenities. It also benefits from excellent transport links via the A69, providing easy access to Newcastle and Carlisle.

Within walking distance of local schools (Hexham Priory School, Hexham Middle School and Queen Elizabeth High School) and businesses, the property is ideally placed for buyers and investors seeking a unique home with real heritage appeal on one of Hexham's most atmospheric streets.



Entrance Hall - 3.96m x 2.26m (13'0" x 7'5")

The room features wood-effect flooring, a staircase leading to the main floor, and an internal doorway providing access to a bedroom. It includes a fitted radiator and has painted walls throughout.



Bedroom 4 - 3.99m x 2.92m (13'1" x 9'7")

Located on the lower level, the bedroom includes wood-effect flooring, a window overlooking the rear yard, and a fitted radiator. It offers sufficient space for a double bed and features painted walls throughout.



Hallway - 6.3m x 2.84m (20'8" x 9'4")

At the top of the stairs, a large open hallway provides access to all rooms. It includes a fire door leading to the rear yard, a small storage cupboard, and a fitted radiator. A window overlooks the rear yard, and has painted walls throughout.

Living Room - 4.9m x 4.6m (16'1" x 15'1")

The living room features wood-effect flooring, a central fireplace, and a double-glazed window overlooking Battle Hill. It includes a fitted radiator and has painted walls throughout.



Kitchen/Diner - 4.67m x 3.86m (15'4" x 12'8")

The kitchen features varnished wood-effect flooring and fitted units incorporating an induction hob, oven, and steel extractor. It includes a ceramic sink with a steel tap, houses the combi boiler, and has painted walls throughout, with a double-glazed window above the sink.



Bedroom 1 - 3.94m x 5.11m (12'11" x 16'9")

Situated at the front of the property, the bedroom includes a double-glazed window overlooking Battle Hill, wood-effect flooring, and fitted wardrobes. It also features a fitted radiator and has painted walls throughout.





Bedroom 2 - 4.09m x 3.48m (13'5" x 11'5")

Positioned at the rear of the property, the bedroom features a window overlooking the rear yard, wood-effect flooring, and a fitted radiator. The walls are painted throughout.



Bedroom 3 - 2.87m x 3.84m (9'5" x 12'7")

Located at the front of the property, the bedroom includes a double-glazed window overlooking Battle Hill, wood-effect flooring, and a fitted radiator. The walls are painted throughout.



Bathroom - 1.96m x 1.63m (6'5" x 5'4")

The bathroom includes a fitted suite with a separate shower cubicle, wood-effect flooring, and a frosted window for privacy. It features a fitted radiator, and the walls are painted throughout.

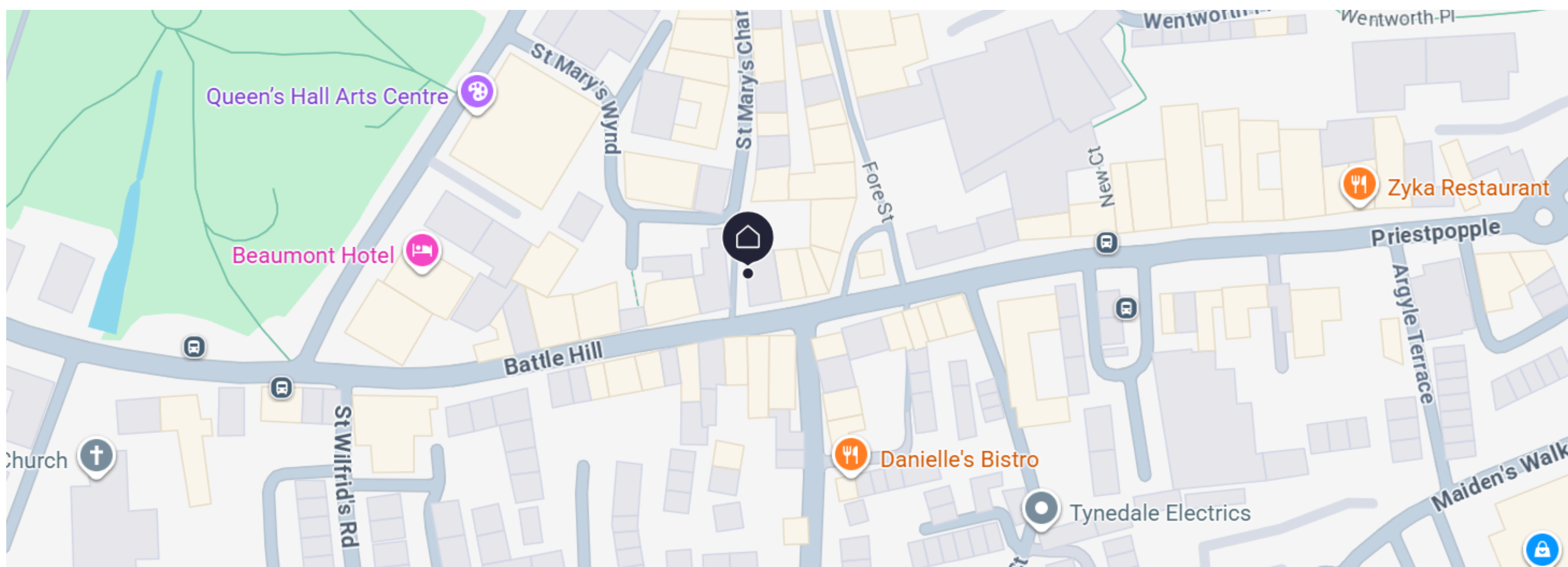
External

The property benefits from the use of the rear courtyard, accessed through a locked gate or fire escapes.

Services

We have been advised the property has mains electricity, mains water, mains gas central heating, and mains drainage.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales	EU Directive 2002/91/EC		



Lease

Leasehold with 65 years remaining with extension under application.

Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.