



Argyle Terrace, Hexham, NE46 **Offers in the Region: £125,000**

Situated in a very central position within Hexham town centre, this two bedroom ground floor flat offers generous accommodation with clear potential. The layout includes a spacious living room, kitchen with potential for a utility area, two well-sized bedrooms and a bathroom, along with an enclosed private yard.

The property is currently tenanted, providing the option to continue for investment purposes, or to obtain vacant possession if preferred. Permit parking is available directly in front of the property, and the flat sits within very easy reach of Hexham's shops, amenities, and transport links.



Entrance Hall

Step through a uPVC front door with privacy glazing into a welcoming entrance hall, finished with attractive wood flooring. A carpeted staircase rises to the first floor, while the hall provides direct access to the living room.

Living Room - 3.96m x 3.09m (12'11" x 10'1")

A bright living space featuring a central fireplace with decorative surround, a large double-glazed window for natural light, and wood flooring throughout. The room includes a double central heating radiator and leads through to the inner hall.

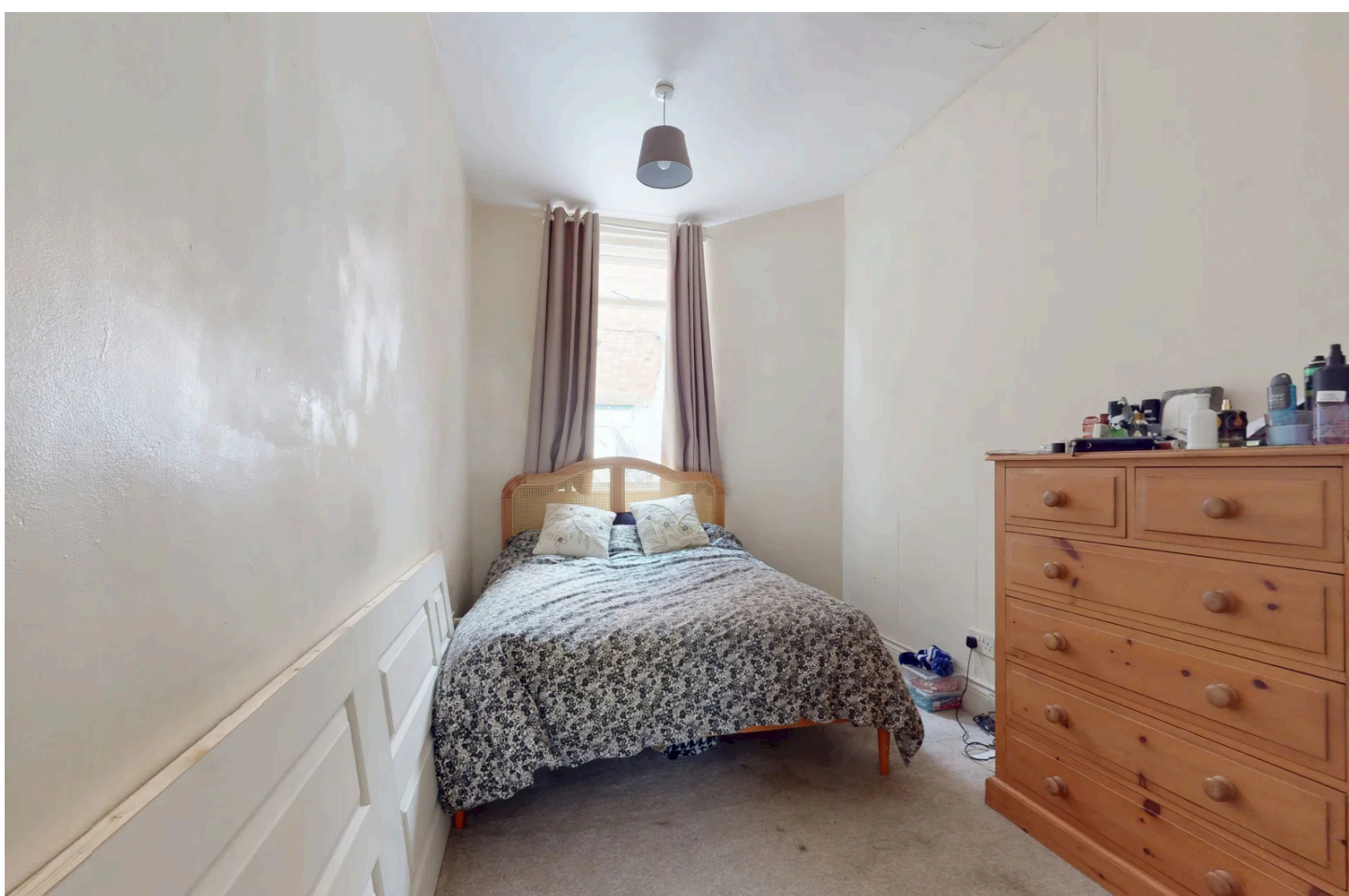


Bedroom Two - 3.68m x 3.25m (12'0" x 10'7")

The second bedroom is able to accommodate a double bed, featuring a double-glazed window, carpeted flooring, and a built-in storage cupboard.

Inner Hall

The inner hall has vinyl flooring and offers access to the main bedroom, the bathroom, and the kitchen. The space benefits from a built-in storage cupboard.



Bedroom One - 3.99m x 3.11m (13'1" x 10'2")

The main bedroom offers ample space for a double+ bed. The room features a glazed window, carpeted flooring, and plenty of space to accommodate wardrobes or further storage.

Bathroom - 1.68m x 1.67m (5'6" x 5'5")

The bathroom is fitted with a low level WC, pedestal wash hand basin with splashback tiling, and a panelled bathtub. The room includes a single central heating radiator, a privacy glazed window, and vinyl flooring.



Kitchen - 3.45m x 2.89m (11'3" x 9'5")

The kitchen offers a range of wall and floor units with contrasting worksurfaces, space for an oven with extractor hood above, and a one and a half bowl stainless steel sink with drainer unit. The room enjoys a dual aspect via two large double glazed windows, and includes plumbing for washing machine, space for a fridge/freezer, splashback tiling, and tiled flooring. The kitchen provides access to the utility area.

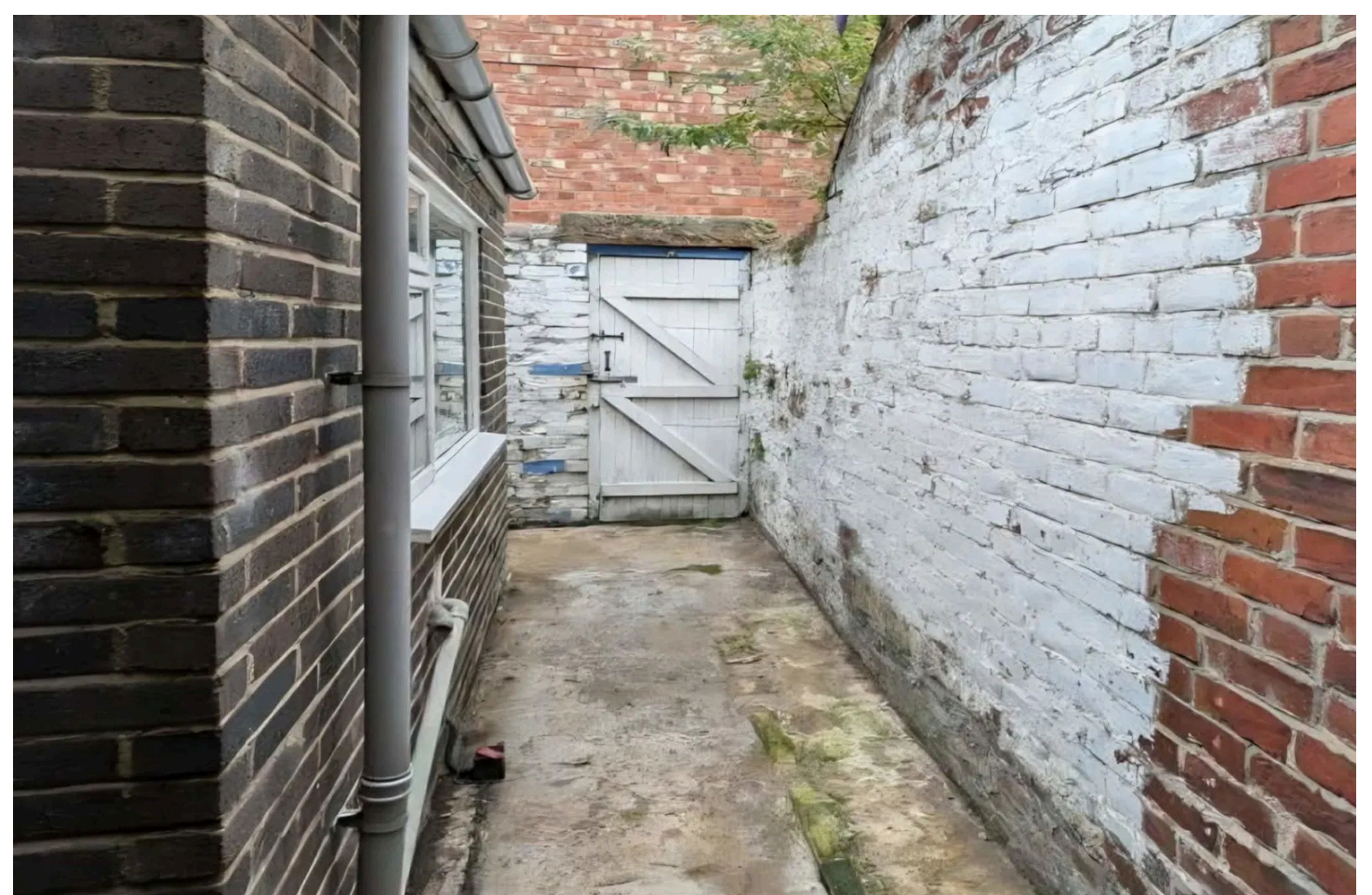


Utility Area - 1.67m x 1.65m (5'5" x 5'4")

A space with potential to become a utility area providing access to the rear yard.

External

An enclosed private yard with gated access leading out to the service lane at the rear, offering a practical outdoor space with low maintenance upkeep.





Services

We have been advised the property has mains electricity, mains water, 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		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Referral Fees

In line with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are required to disclose that this company may provide certain services to buyers and sellers, from which we may earn a referral fee upon completion. These services include conveyancing where we typically receive an average fee of £240.00 (incl VAT) and mortgages where we generally earn a commission averaging £120.00 (incl VAT).

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.