



# Priestlands Grove, Hexham, NE46

## Offers in the Region: £180,000

A well-presented two-bedroom semi-detached home in Priestlands Grove, offering practical accommodation and modern fittings throughout. The property includes a front living room, a contemporary kitchen with dining space and direct access to the large rear garden, a downstairs WC, two double bedrooms, and a modern family bathroom. The interiors are neutrally finished with updated flooring, double glazing and useful storage, including an understairs cupboard and loft access from the landing. Externally, the home benefits from off-street parking to the front together with a lawned garden, while the rear provides a large enclosed garden with patio, lawn, and timber shed.



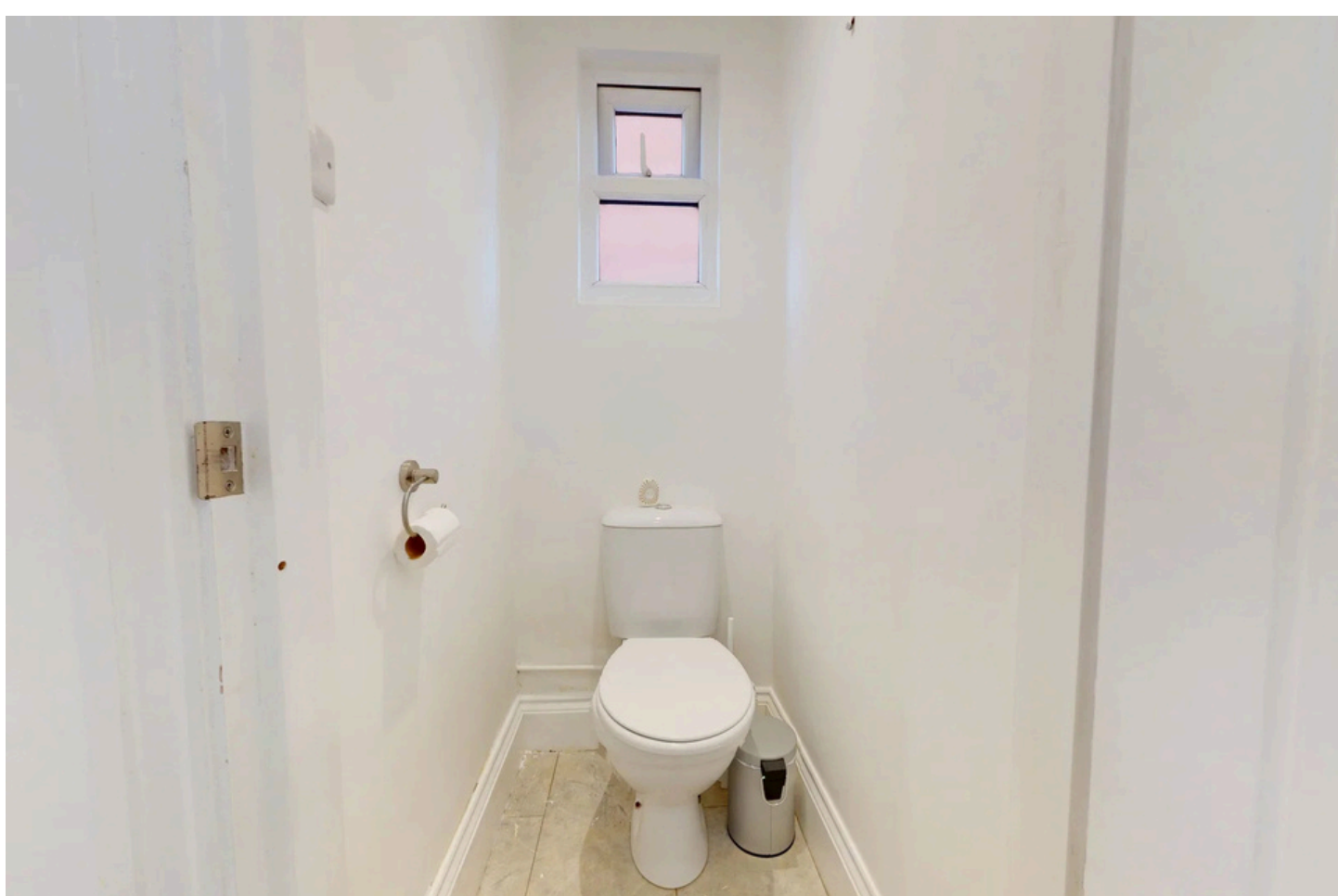
### **Entrance Hall**

A bright hallway with light timber-effect flooring, giving access to the living room on the left and the kitchen straight ahead. Includes an understairs storage cupboard, a double-glazed window to the right positioned near the staircase, and carpeted stairs rising to the first floor.



### **Living Room - 3.35m x 3.96m (11'0" x 13'0")**

A well-proportioned front reception room with fresh décor and a new carpet, offering a straightforward layout for seating and media. Includes multiple power points, a double-glazed front window, and a panelled internal door leading back to the hallway. Cables present for TV/AV installation.



### **Downstairs WC - 1.04m x 0.86m (3'5" x 2'10")**

A compact ground floor WC, including tiled flooring and a double glazed window providing natural ventilation.



**Kitchen/Diner - 7.85m x 3.05m (25'9" x 10'0")**

A modern fitted kitchen with light cabinetry, stone-effect worktops and tiled splashbacks, incorporating a stainless-steel sink, built-in microwave, integrated dishwasher, oven with hob and extractor hood, and plumbing for a washing machine. There is space for a fridge/freezer and a clear dining area with recessed lighting and a central heating radiator. The room benefits from double doors opening to the large rear garden and has access to the downstairs WC.





### **Landing**

The first-floor landing with carpeted flooring provides access to two double bedrooms, the family bathroom, and the loft via hatch. Finished in neutral décor with white internal doors and balustrade.

### **Bedroom One - 4.22m x 2.84m (13'10" x 9'4")**

A large double bedroom with carpeted flooring, and a double-glazed window with fitted blinds. There is a central heating radiator beneath the window and two internal doors providing access to the landing and built-in storage which also houses the central heating boiler. Ready for furnishing with clear wall space for wardrobes and a bed.



### **Bedroom Two - 3.12m x 3.1m (10'3" x 10'2")**

A second double bedroom with neutral décor, carpeted flooring, and a double-glazed window with fitted blinds. Includes a central heating radiator beneath the window, power points, and a clear layout suitable for a double bed and additional storage.



**Bathroom - 2.03m x 1.65m (6'8" x 5'5")**

Modern family bathroom fitted with a white suite, including a panelled bath with glass screen, rainfall and handheld shower, pedestal wash basin, and WC. Finished with wall tiling around the bath and tiled flooring, plus a frosted double-glazed window providing natural light and ventilation.



**External**

The property offers outside space to both the front and rear, including a paved driveway to the front providing off-street parking alongside a lawned garden section with fencing and hedging. To the rear, there is a generous enclosed garden featuring a paved patio seating area, a lawn bordered by fencing and mature hedging, a timber shed, and space for outdoor furniture.

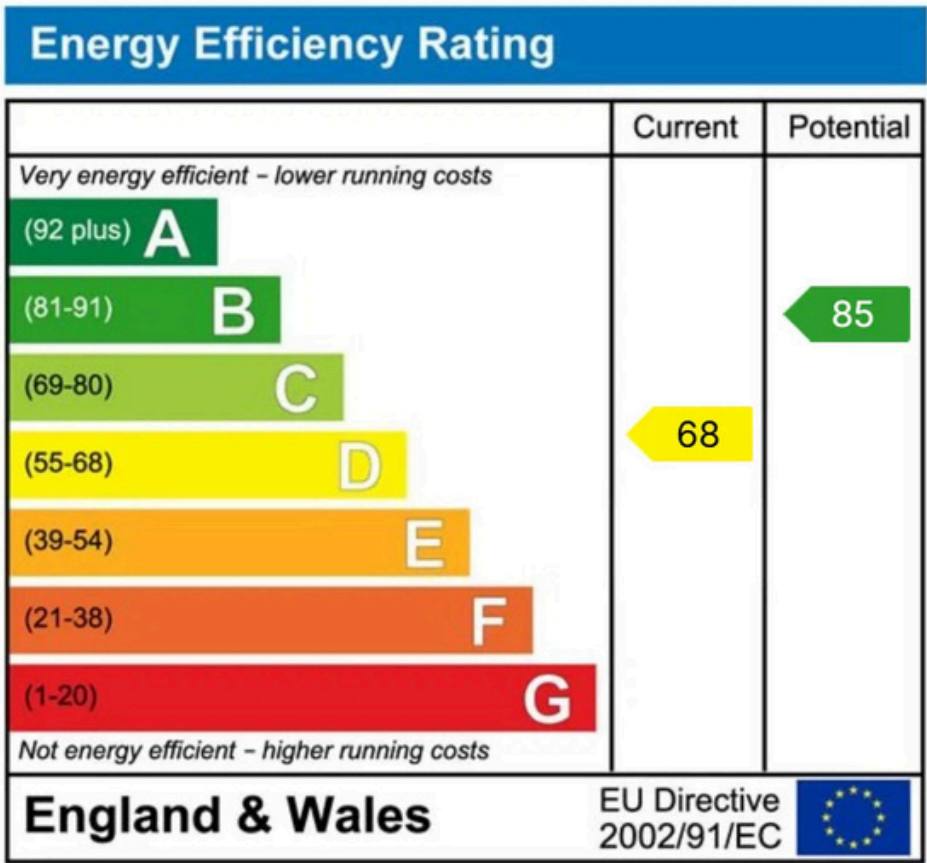


**Services**

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

**Council Tax Band - A**





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