



Bowman Drive, Hexham, NE46

Offers in the Region: £175,000

This two bedroom ground floor flat offers level access, a private entrance and recently updated interiors, making it the ideal option for those seeking low-maintenance living close to Hexham town centre. The property forms part of the well-kept Bowman Drive development with attractive communal grounds and allocated parking.

The accommodation includes a spacious living room, modern kitchen, two bedrooms, and a contemporary bathroom - all finished in neutral décor with a practical layout. Additional features include the entrance hall with storage and access to all rooms, gas central heating, and double glazing throughout.



Entrance Hall

A welcoming hallway with wood flooring, a double central heating radiator, and a useful built-in storage cupboard; the hall provides access to both bedrooms, the bathroom, and the living room.



Living Room - 4.24m x 4.98m (13'10" x 16'4")

A generous reception room with neutral décor and new carpeting. The space includes a feature fireplace, double glazed window with front aspect, two double central heating radiators, and ample room for a range of furniture layouts including a dining setup.



Kitchen - 3.52m x 1.85m (11'6" x 6'0")

A modern, well-appointed kitchen with a practical U-shaped layout, fitted with a range of wall and floor units with contrasting worksurfaces and tiled flooring. There is an integrated oven with gas hob and extractor hood above, one and a half bowl stainless steel sink with drainer unit, and space for a freestanding fridge/freezer.

Bathroom - 2.35m x 2.13m (7'8" x 6'11")

A brand new three-piece suite comprising bathtub with overhead shower and screen, pedestal wash hand basin, and low level WC. The bathroom has half-tiled walls for splashback and features a double glazed privacy window, double central heating radiator, and built-in airing cupboard.



Bedroom One - 2.76m x 4.11m (9'0" x 13'5")

A spacious double bedroom featuring built-in wardrobes with hanging space, drawers and shelving. Finished with neutral décor and new carpeting, this bedroom includes a double glazed window with rear aspect, a double central heating radiator, and ample room for additional bedroom furniture.



Bedroom Two - 3.46m x 2.68m (11'4" x 8'9")

The second bedroom, which would make for the ideal guest room, home office or dressing room, includes a double glazed window with front aspect, double central heating radiator, and carpet flooring.





External

The property benefits from its own private entrance and sits within well-kept communal grounds, offering a pleasant outlook and usable outdoor space. There is level access throughout the approach, along with an allocated parking space for off-street parking.

Services

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



Material Information

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.

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