



Abbey View | Hexham | NE46

£160,000

RMS | Rook
Matthews
Sayer



End of Terraced House

Single Garage

Three Bedrooms

No Chain

Open Plan Kitchen Living

South Facing Garden

Central Hexham Location

Tyne Valley Views

For any more information regarding the property please contact us today.

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PROPERTY DESCRIPTION:

Situated in a popular Hexham location, this well-presented three-bedroom end of terrace house offers spacious and well-arranged accommodation, a south-facing garden and impressive views across the Tyne Valley.

Offered for sale with no onward chain, the property is ideal for a range of buyers including first-time purchasers, families and those looking to downsize.

The ground floor features an open-plan kitchen/living room with patio doors leading to the rear garden, creating a practical and sociable space for everyday living and entertaining. The front of the property enjoys far-reaching valley views, adding to the appeal of the home.

Upstairs, the property provides two double bedrooms and one single bedroom, offering flexible accommodation that could also suit use as a home office or guest room. The house also benefits from a single garage located in a block opposite the property, providing useful parking or additional storage.

Externally, the property enjoys a south-facing garden, providing an attractive outdoor space ideal for relaxing or entertaining.

The property has an EPC rating of C and falls within Council Tax Band B.

Located in Hexham, the property is well placed for access to the historic town centre, which offers a wide range of shops, cafés, pubs and local amenities, along with popular attractions including Hexham Abbey and nearby green spaces such as the Sele Park and Tyne Green Country Park.

This attractive end of terrace home combines well-proportioned three-bedroom accommodation, a desirable open-plan layout, south-facing garden and stunning Tyne Valley views, with the added benefits of a garage and a convenient Hexham setting.

INTERNAL DIMENSIONS

Kitchen: 14'7 max x 8'6 max (4.45m x 2.59m)
Lounge: 15'9 max x 9'10 max (4.80m x 3.00m)
Bedroom One: 13'11 max x 8'2 max (4.24m x 2.49m)
Bedroom Two: 10'2 max x 8'1 max (3.10m x 2.46m)
Bedroom Three: 3: 8'8 max x 6'1 max (2.64m x 1.85m)
Bathroom: 6'1 max x 5'8 max (1.85m x 1.73m)
Garage: 15'8 into shelving x 8'7 max (4.78m x 2.62m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage

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

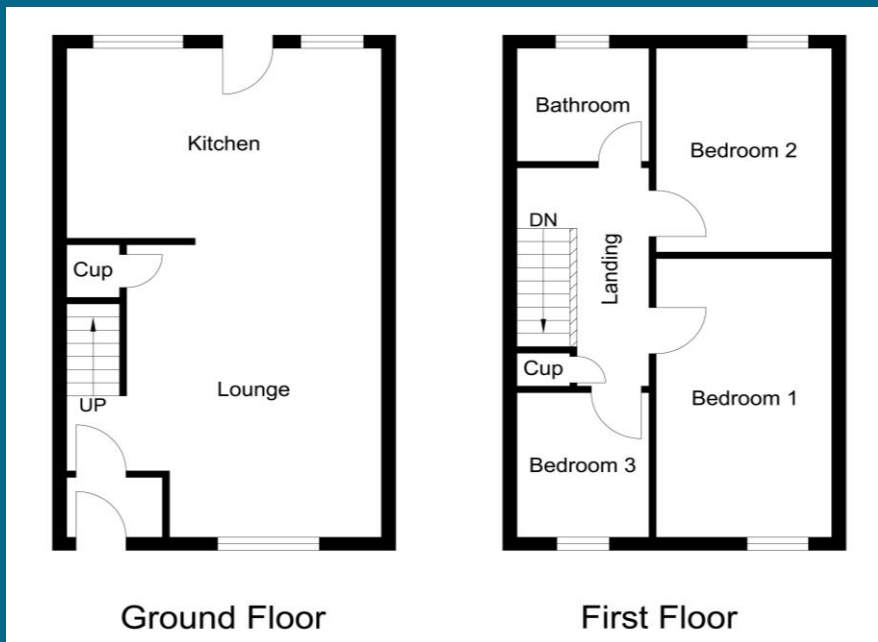
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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 relation to this property.

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.