



Orchard Terrace | Hexham | NE46

£115,000

RMS | Rook
Matthews
Sayer



Ground Floor Flat

Town Centre Location

One/Two Bedrooms

Spacious Living Room

No Onward Chain

One/Two Reception Rooms

Private Courtyard

Walk-In Shower

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



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Situated in a convenient residential location, this spacious ground floor flat offers well-proportioned accommodation throughout, complemented by private outdoor space to both the front and rear.

The property is approached via a small enclosed private front yard, which also benefits from an outhouse providing useful external storage.

Internally, the accommodation comprises an entrance hallway leading to a generous lounge with an attractive central fireplace and ample space for both seating and dining areas, creating an ideal setting for everyday living and entertaining.

The compact kitchen enjoys a pleasant south-facing window, allowing for plenty of natural light, and is further enhanced by a useful storage cupboard. The modern shower room is fitted with contemporary fixtures and fittings to the front elevation.

A large double bedroom is positioned to the rear of the property, overlooking the gardens and providing a peaceful retreat while a versatile second reception room to the rear offers excellent flexibility as a dining room, home office or guest room, with direct access out to the garden.

Additional storage is a particular feature of the property, including a substantial double-width store cupboard off the rear hallway as well as the store cupboard off the kitchen.

Externally, the flat benefits from a good-sized private rear garden, providing an excellent outdoor space for relaxation, gardening and al fresco dining.

Combining generous accommodation, excellent storage and private gardens, this attractive ground floor flat is ideally suited to first-time buyers, downsizers and those seeking convenient single-level living close to Hexham's wide range of amenities and within flat walking distance of the train station.

Hexham is a highly desirable and historic market town nestled in the heart of the Tyne Valley, offering an excellent range of amenities alongside beautiful Northumberland countryside. The town is renowned for its picturesque streets, impressive medieval Abbey, independent shops, cafés and restaurants, as well as larger supermarkets and leisure facilities. Hexham benefits from outstanding transport links via the A69 and regular rail services to Newcastle and Carlisle, making it a popular choice for commuters and families alike. With highly regarded schools, scenic riverside walks at Tyne Green and easy access to Northumberland National Park, Hexham continues to be one of the region's most sought-after places to call home.

INTERNAL DIMENSIONS

Kitchen: 10'8 including passage x 6'3 max (3.25m x 1.91m)

Lounge: 16'11 into alcove x 14'10 max (5.16m x 4.52m)

Bedroom One: 14'10 max x 9'7 (4.52m x 2.92m)

Reception Two/Bedroom Two: 7'0 into alcove x 9'9 max (2.13m x 2.97m)

Shower Room: 7'2 max 4'11 max (2.18m x 1.50m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: None

MINING

The Northeast 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.

AGENTS NOTE

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 27th of November 1992

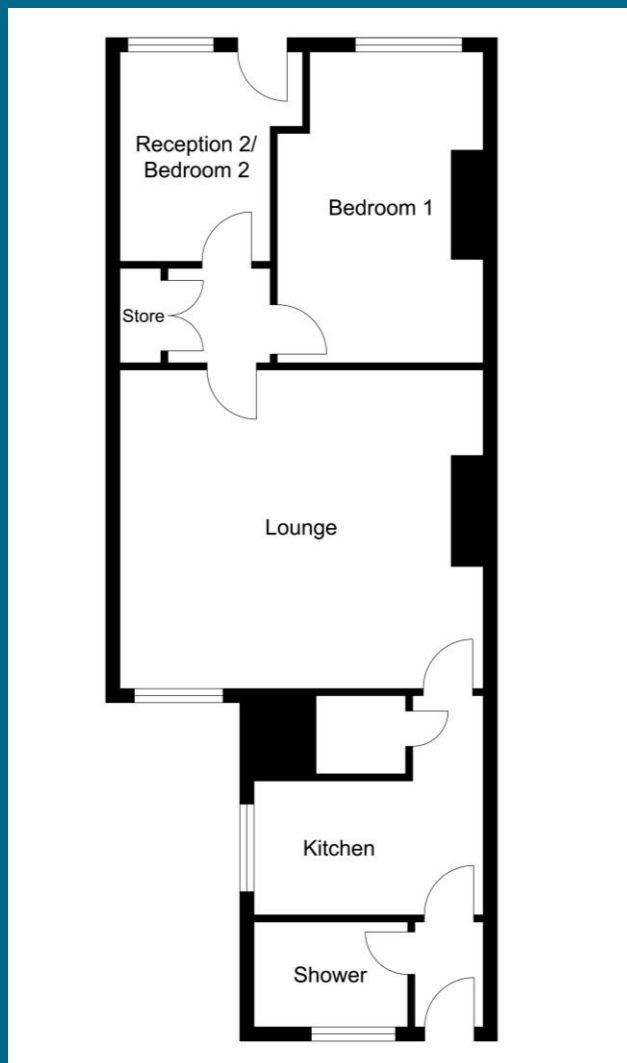
Ground Rent: Peppercorn

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.