



White Cross | Hexham | NE46

Offers Over £160,000

RMS | Rook
Matthews
Sayer



Semi Detached

Popular Location

Two Double Bedrooms

Feature Fireplace

South Facing Garden

Recently Improved

Quiet Cul-De-Sac

Spacious Accommodation

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





Situated within the popular residential area of White Cross, this beautifully presented two-bedroom semi-detached home offers spacious accommodation, generous gardens, and the benefit of numerous significant improvements carried out in recent years, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Originally built as a local authority property, the home benefits from well-proportioned rooms and practical living spaces throughout. The accommodation comprises a welcoming entrance hall leading to a bright and comfortable living room based around the feature fireplace, while the kitchen provides ample storage and workspace for everyday family living.

To the first floor are two generous double bedrooms and a family bathroom. The principal bedroom is a particularly impressive space, featuring dual-aspect windows that flood the room with natural light, together with a full wall of built in sliding-door wardrobes and a separate built-in cupboard providing excellent storage space.

The property has been thoughtfully updated over recent years, with major improvements including replacement windows and doors, a modern boiler, a replacement roof and re-plastering throughout much of the home. These enhancements offer buyers peace of mind while creating a fresh and well-presented interior.

Externally, the property enjoys south facing private garden to the rear and front garden with lawn and borders, providing ample outdoor space for relaxation, gardening or entertaining. A timber garden shed provides external storage space. On-street parking is available in the cul-de-sac for residents and visitors.

Combining generous room sizes, a convenient location, and a programme of substantial upgrades, this attractive home presents an excellent opportunity to acquire a move-in-ready property within easy reach of Hexham town centre, local amenities, schools, and transport links.

INTERNAL DIMENSIONS

Lounge: 12'5 max x 14'3 into alcove (3.78m x 4.34m)

Kitchen: 10'8 max x 8'10 max (3.25m x 2.69m)

Bedroom One: 12'5 max x 13'2 into robes into door recess (3.78m x 4.01m)

Bedroom Two: 12'2 max x 8'0 max (3.71m x 2.44m)

Bathroom: 6'8 max x 7'8 into door recess (2.03m x 2.34m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas / Electric Fire

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: On Street

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

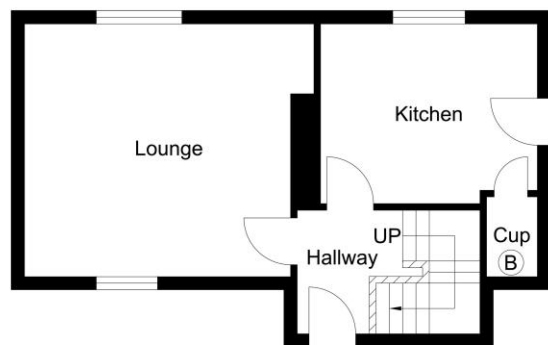
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

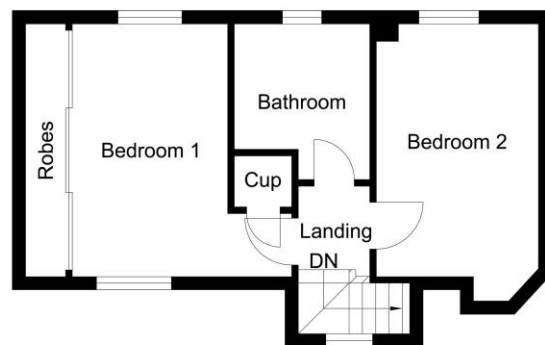
EPC RATING: D

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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.