



## **Maidens Croft, Hexham, NE46**

### **Offers Over: £110,000**

The property includes a generous living room with space for dining, a fitted kitchen, two double bedrooms with built-in storage, and a bathroom with separate shower cubicle. The interiors are neutrally finished with practical layouts and useful storage, including two built-in cupboards to the entrance hall. Externally, the development features established plantings, maintained pathways and a small brook running through the grounds, with resident parking provided.



## **Entrance Hall**

A welcoming entrance hall providing access to the main accommodation, featuring a built-in shelved cupboard, a built-in cloaks cupboard, a single central heating radiator, loft access, and carpeted flooring.

## **Lounge/Diner - 4.68m x 3.42m (15'4" x 11'2")**

A well-proportioned living room featuring two double glazed windows, each with a double central heating radiator beneath. The room includes twin ceiling pendant light fittings, multiple power points, and is finished with carpeted flooring. Its generous floor area provides sufficient space to accommodate a dining setup.



## **Kitchen - 2.39m x 3.03m (7'10" x 9'11")**

A fitted kitchen comprising a range of matching wall and base units with contrasting worksurfaces and tiled splashbacks. The room includes a stainless steel sink with drainer unit set beneath a double glazed window, a wall mounted Baxi gas combi-boiler, electric cooker point, space for fridge/freezer, plumbing for washing machine, and vinyl flooring to finish.



**Bedroom One - 3.41m x 2.69m (11'2" x 8'9")**

A generous double bedroom featuring a built-in wardrobe range with overhead storage and an integrated dressing area with mirror and drawer. The room includes a double glazed window with single central heating radiator beneath, and carpeted flooring.



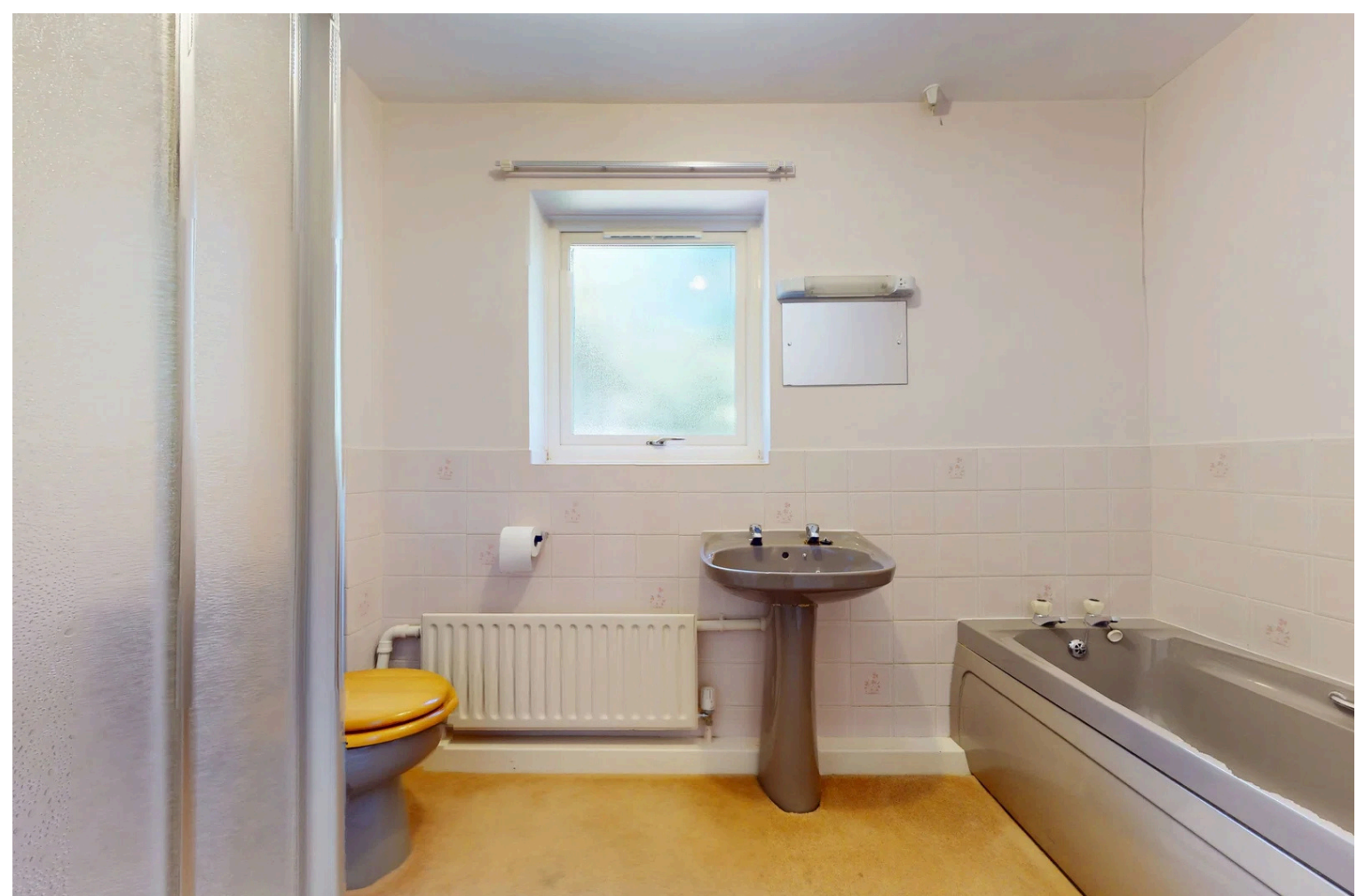
**Bedroom Two - 3.2m x 3.03m (10'5" x 9'11")**

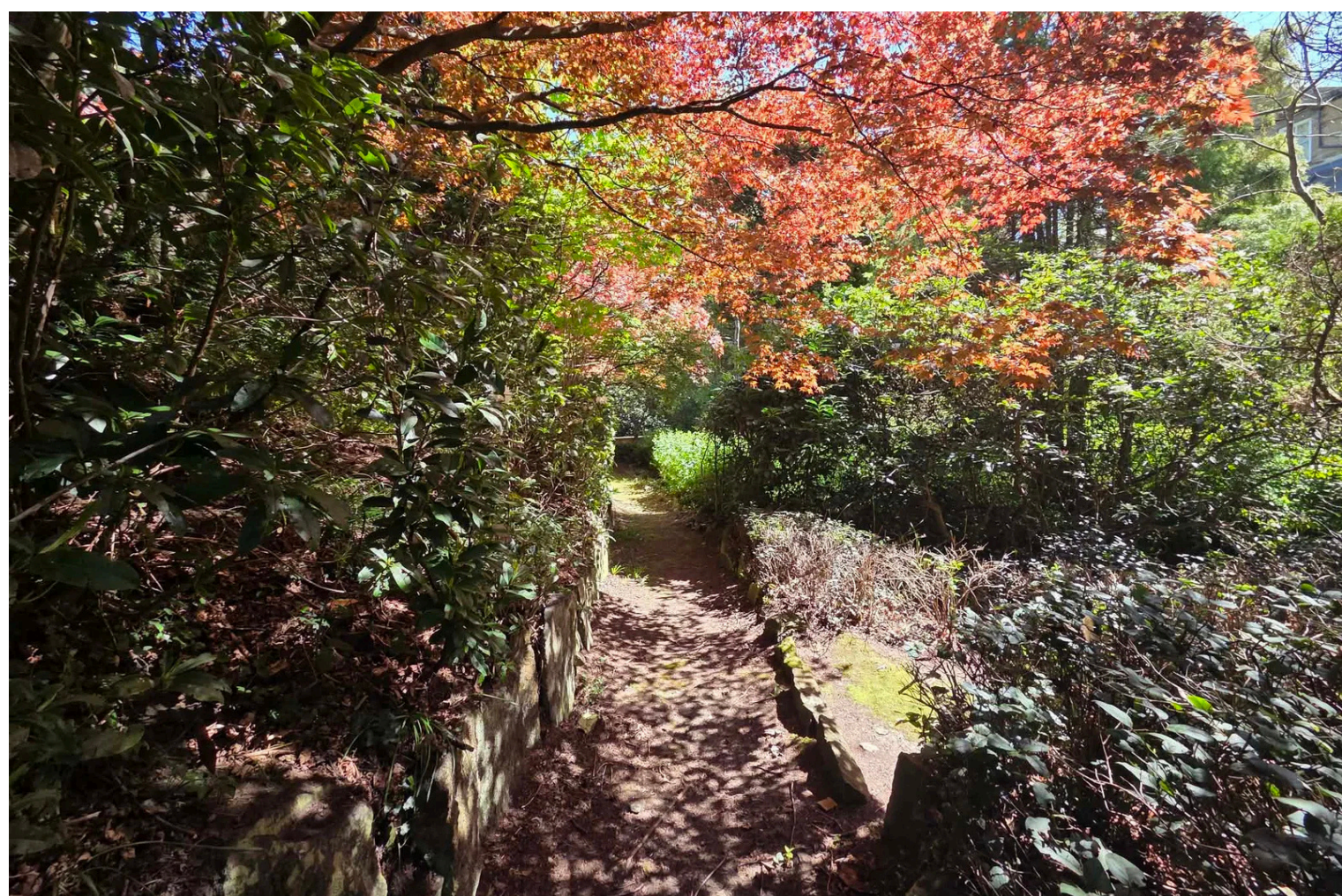
The second double bedroom features a built-in wardrobe and an adjoining shelving unit. The room includes a double glazed window positioned above a single central heating radiator, finished with carpeted flooring.



**Bathroom - 2.99m x 1.82m (9'9" x 5'11")**

A bathroom fitted with a matching suite comprising a panelled bathtub, a pedestal wash hand basin, a low level WC, and a separate shower cubicle. The room includes a frosted double glazed window, half-tiled splashback walls, and a single central heating radiator.





## External

The property is set within attractive communal grounds that include established plantings, mature trees and a series of maintained pathways, with a small brook running through the development. The position enjoys a quiet setting set back from the main roads and provides a pleasantly landscaped environment for residents. Resident parking is available within the communal parking areas.

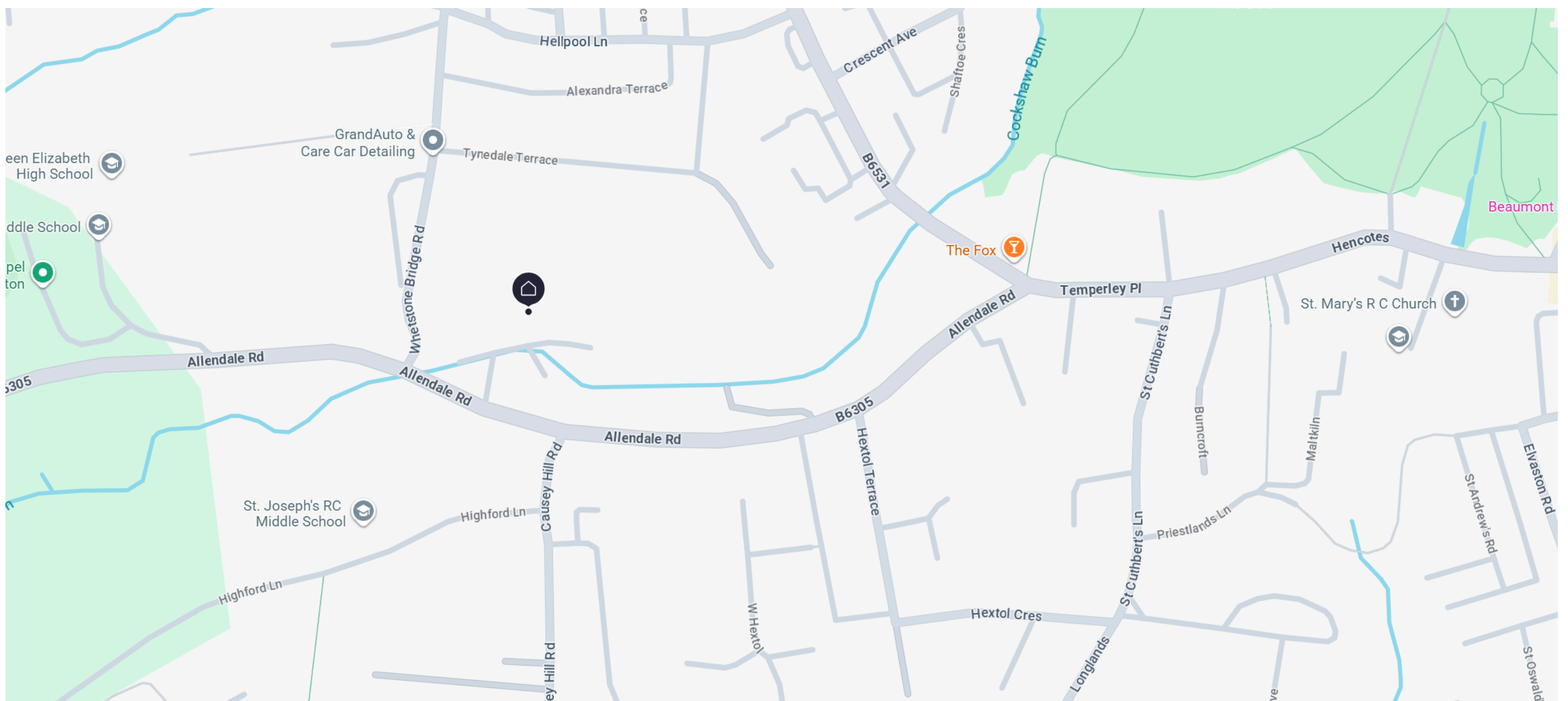
## Services

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

## Lease Information

The lease term is 999 years from 1st day of January 1987: ground rent is not payable, there is to be no subletting, and pets are not to be kept without written permission from the Landlord. The current annual service charges payable to Home Group are as follows: £432.00 (Insurance), £1141.69 (Service Charge), 0.75% of the Sale Price (Building Fund), and £293.09 (Management Charge). Please note that before any sale can be agreed, Home Group require the buyer to complete their registration form and ID verification checks.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*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.*