



Valebrook | Hexham | NE46

Offers in the Region of £275,000

RMS | Rook
Matthews
Sayer



3



3



1

Semi-Detached Home

Integral Electric Garage

Three Bedrooms

Sought-After Location

Driveway Parking

Excellent Potential

Corner Plot

No Onward Chain

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



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Situated within the highly sought-after Valebrook development in Hexham, this spacious three-bedroom semi-detached home offers excellent family accommodation, generous outdoor space and potential for further enhancement. The property benefits from an attractive position with an exceptionally wide plot, offering additional garden space, a driveway providing off-street parking, and an integral garage fitted with an electric door.

Internally, the accommodation is notably versatile, featuring three reception rooms on the ground floor, providing ample space for family living, entertaining, home working or hobbies. The kitchen has been extended into the rear section of the garage, creating a larger, brighter and more practical space with direct access to the rear garden. Meanwhile, the front of the property offers a pleasant entrance porch/vestibule, ideal for welcoming visitors or removing coats and shoes. The property also boasts a wealth of built-in storage cupboards throughout, offering excellent day-to-day functionality, particularly for family living.

To the first floor are three well-proportioned bedrooms and a family bathroom. In addition, the property benefits from a spacious boarded loft, which has been utilised for hobbies and storage over the years, further enhancing the home's appeal.

While the property would benefit from some modernisation, it presents a fantastic opportunity for purchasers to update and personalise a substantial family home in a well-regarded residential location within the ever-popular town of Hexham.

Early viewing is highly recommended to appreciate the generous accommodation, extensive storage and excellent potential on offer. The property has clearly been much loved and exceptionally well maintained by its recent occupants over many years.

INTERNAL DIMENSIONS

Kitchen: 14'1 max x 10'5 max (4.28m x 5.18m)

Lounge: 13'10 max x 12'0 into alcove (4.22m x 3.66m)

Reception Two: 10'11 max x 10'8 max (3.33m x 3.25m)

Reception Three: 10'11 max x 9'11 max (3.33m x 3.02m)

Garage: 17'2 max x 14'4 max (5.23m x 4.37m)

Bedroom One: 11'10 max x 9'10 max (3.61m x 3.00m)

Bedroom Two: 11'10 max x 10'11 max (3.61m x 3.33)

Bedroom Three: 8'11 max x 7'10 max (2.72m x 2.39m)

Bathroom: 5'8 max x 5'4 max (1.73m x 1.63m)

WC: 5'4 max x 2'9 max (1.63m x 0.84m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

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.

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

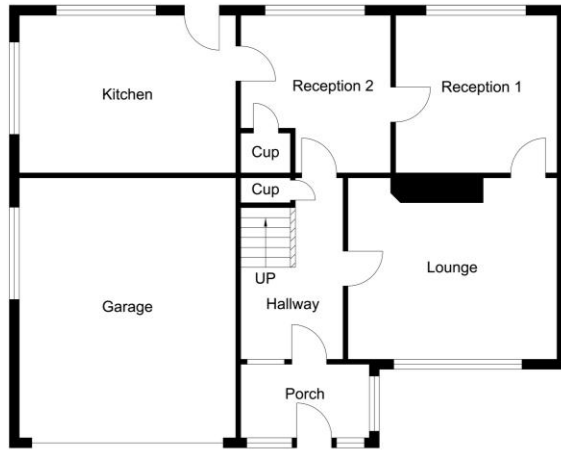
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

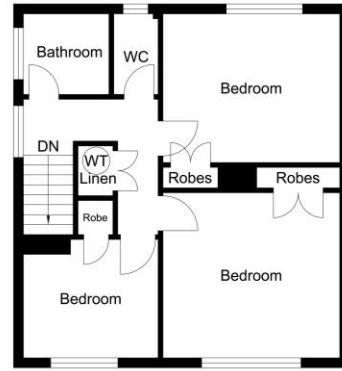
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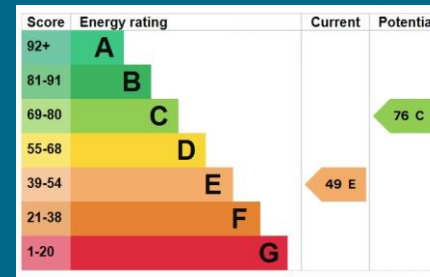




Ground Floor



First Floor



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.