



Nent Grove, Hexham, NE46

Offers in the Region: £120,000

Situated within the popular residential area of Nent Grove, this two bedroom semi-detached home offers well-balanced accommodation and a generous plot, making it an excellent option for first-time buyers or those seeking a reliable investment property.

The layout includes a bright living room, a practical kitchen, a neatly presented bathroom, and two double bedrooms, complemented by an entrance hall and first-floor landing. Externally, the property stands out for its particularly large garden with a large shed, providing a private and versatile outdoor space, along with a smaller front garden and easily accessible on-street parking.



Entrance Hall - 1.93m x 1.63m (6'4" x 5'4")

A practical entrance hall featuring a solid front door with decorative glazing, a double central heating radiator, staircase rising to first floor, carpet flooring, and access to the living room and downstairs bathroom.



Living Room - 3.25m x 4.83m (10'8" x 15'10")

A bright and comfortable living space featuring a large double glazed window with front aspect. The focal point is a traditional fireplace with wooden mantel and an alcove to the side fitted with built-in shelving. The room is finished with carpeted flooring, with an open doorway leading through to the kitchen.



Kitchen - 2.44m x 2.31m (8'0" x 7'7")

A well-proportioned kitchen fitted with a range of wooden wall and floor unit with contrasting worksurfaces and a tiled splashback. The room benefits from a double glazed window and a glazed external door. Integrated within the layout are spaces for essential appliances, with an extractor hood positioned above the oven space, and wood-effect flooring.

Bathroom - 1.5m x 2.54m (4'11" x 8'4")

A neatly presented bathroom fitted with a white suite comprising a bathtub with mixer shower overhead, pedestal wash hand basin, and low level WC. The walls are finished with tiling, wood-effect flooring, and a frosted window providing natural light.



Landing

A bright first-floor landing with a carpeted staircase rising from the ground floor entrance hall; there is loft access and the area offers access to the two double bedrooms on the first floor.



Bedroom One - 3.02m x 4.83m (9'11" x 15'10")

A spacious double bedroom with a large double glazed window, ample space for freestanding furniture, a central heating radiator, and carpeted flooring - the layout comfortably accommodates both sleeping and working areas, making an ideal principal bedroom.





Bedroom Two - 2.74m x 3.1m (9'0" x 10'2")

A well-proportioned double bedroom with a double glazed window, space for freestanding bedroom furniture, a central heating radiator, and carpeted flooring.



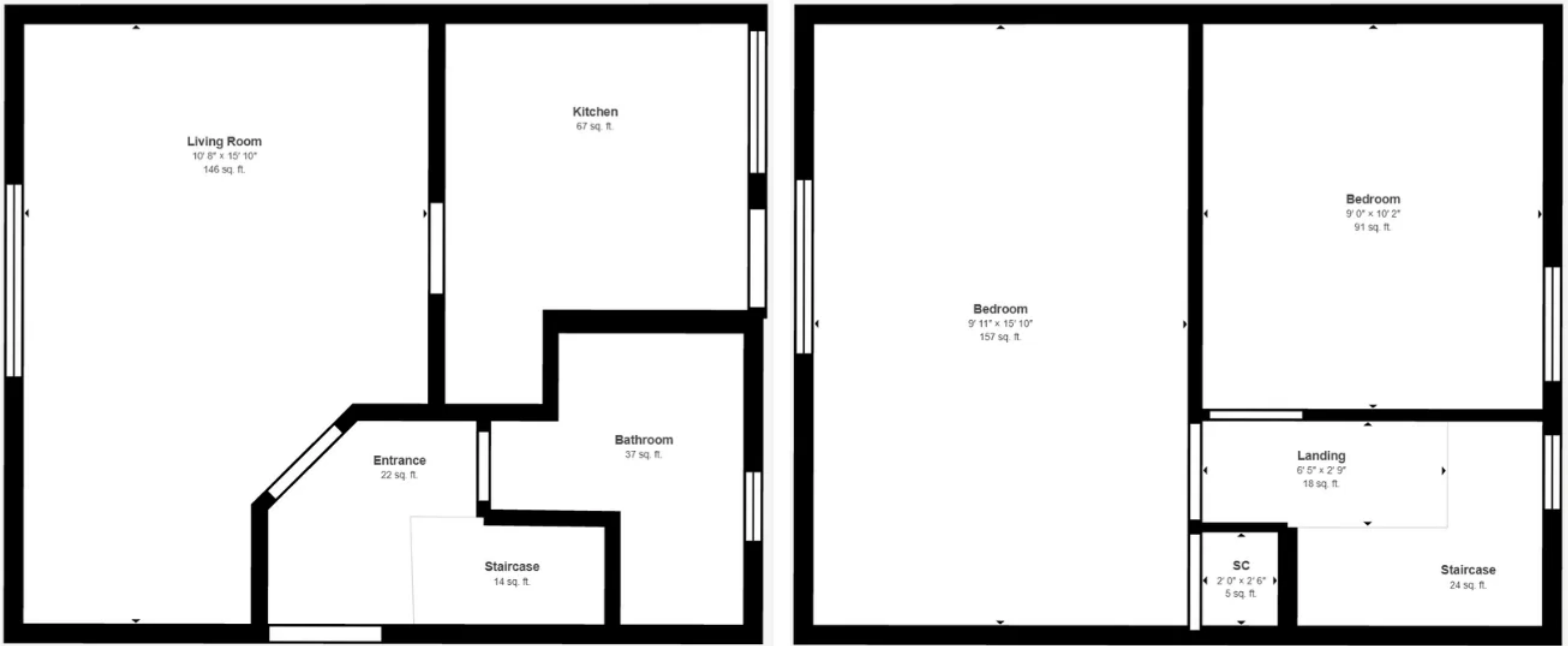
External

The property enjoys a very generous rear garden, with a large shed at the bottom, offering an expansive lawn area with established boundaries surrounding that create a private and peaceful outdoor setting. A smaller front garden adds further kerb appeal, with easily accessible on-street parking to the front.

Services

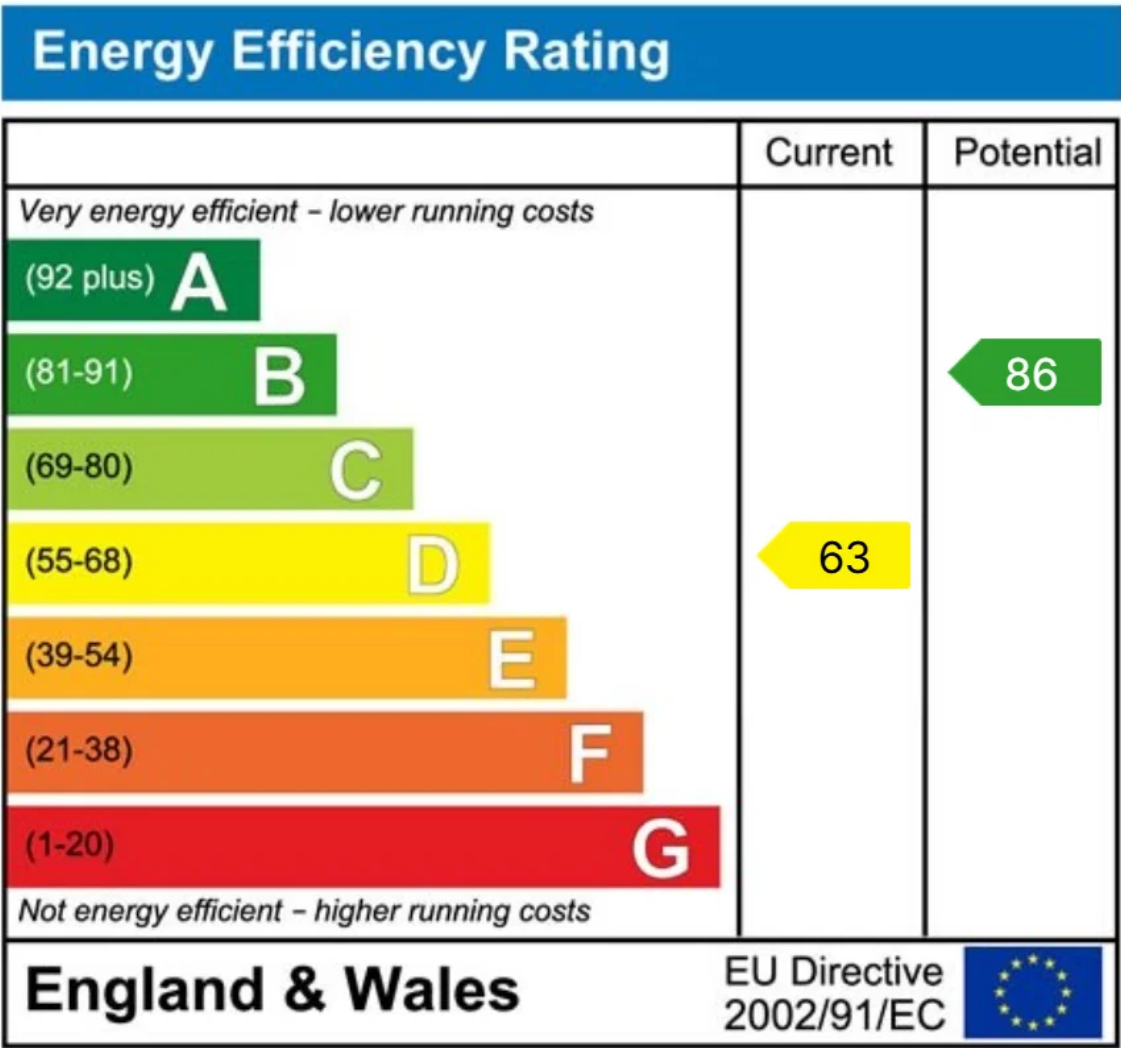
We have been advised the property has mains electricity, mains water, gas central heating, and mains drainage.





Referral Fees

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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.