



## Main Street Acomb

- End Of Terrace
- Three Bedrooms
- Garden and Parking
- Freehold
- Council Tax Band B
- EPC Rating TBC

**Asking Price £ 250,000**

01434 601616  
46 Priestpople, Hexham, NE46 1PQ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)



# Main Street Acomb

Quietly nestled away in the beautiful old village of Acomb is this perfectly presented three-bedroom end of terrace home. The property offers spacious rooms throughout, off street parking, a lovely patio and secure gated garden. Located in Acomb Village, a five-minute drive into Hexham and surrounded by the stunning Northumbrian countryside.

The property briefly comprises: Dining kitchen, living room, three bedrooms and a bathroom.

The kitchen is fitted with quality wall and base units and ample space for dining furniture, there is a useful utilities cupboard. The living room has beautiful windows allowing lots of natural light and a useful multi fuel stove. The bedrooms are all a good size and have elevated views of the surrounding countryside. The bathroom is tiled and offers a bath with shower overhead, WC and hand basin.

Externally the property has a private gravel seating area with mature shrubs and feature wall, a sizeable enclosed garden mainly laid with lawn and a useful storage shed / summer house. This property does benefit from an allocated parking bay adjacent to the garden at the rear of the home.

The property throughout is modern and well presented, we would advise early inspection to avoid disappointment.

#### Internal Room Dimensions

Dining Kitchen 14'08 x 11'08

Lounge 13'03 x 16'0

Bedroom One 9'07 x 11'09

Bedroom Two 9'02 x 10'05

Bedroom Three 10'06 x 6'03 (into recess)

Bathroom 6'01 x 5'0

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Parking bay to the rear of the property

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

#### 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: B**

**EPC RATING: TBC**

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