



Glen Terrace

Hexham

- Mid-Terraced House
- Three Bedrooms
- Rear Yard
- Popular West End Location
- Close to Schools
- No Forward Chain

Guide Price **£ 275,999**

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Glen Terrace, Hexham

PROPERTY DESCRIPTION

This delightful terraced property is listed for sale. With its distinctive features and prime location, it is an ideal buy for a range of potential purchasers. The property boasts three bedrooms, a bathroom, a kitchen, and two reception rooms.

The bedrooms all have high ceilings and large windows giving them a spacious feeling with plenty of natural light. The bedroom to the front elevation stands out with its built-in wardrobes, providing ample storage space.

The property has two reception rooms, each again graced with high ceilings and large windows. The dining room, just off the kitchen, enjoys a large inglenook fireplace and large built in storage cupboard. The lounge adds to its charm with feature fireplace, dado and picture rails. There is additional storage under the stairs.

A well-equipped kitchen caters for all standard appliances and a comfortable bathroom with white suite and floor to ceiling tiling finishes the property off nicely.

Externally, the rear yard can be accessed via the kitchen or gates to the rear lane, offering a quiet outdoor space, perfect for relaxation or family gatherings.

The location is another major plus, situated in the sought after West End of Hexham with excellent public transport links, local amenities, and excellent schools nearby. This makes it an ideal home for families, offering convenience and easy access to all the essential services which Hexham offers.

Offered for sale with no forward chain the property has original sash windows but both the kitchen and bathroom benefit from double glazing and is serviced by gas central heating.

This home is a perfect blend of traditional charm and modern convenience. With its unique features and prime location, is a fantastic opportunity for families seeking a new home.

INTERNAL DIMENSIONS

Lounge: 14'10 into alcove x 13'1 (4.52m x 3.99m)
Kitchen: 10'1 x 7'8 (3.07m x 2.33m)
Dining Room: 14'2 x 11'0 (4.32m x 3.35m)
Bedroom 1: 14'2 into alcove x 10'3 (4.32m x 3.12m)
Bedroom 2: 14'9 plus robes x 8'5 (4.5m x 2.57m)
Bedroom 3: 11'0 x 6'10 (3.35m x 2.08m)
Bathroom: 10'4 x 8'0 (3.15m x 2.44m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal / Coverage Blackspot: No
Parking: On Street Parking

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.

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

EPC RATING: TBC

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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.

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Glen Terrace, Hexham



Ground Floor

First Floor

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