



Priestlands Crescent Hexham

- Terraced
- Three Bedrooms
- Garden
- Popular Hexham Location
- Ideal First Time Buyer Home
- Freehold

Offers Over £169,500

Branch phone no.
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ROOK
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SAYER

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Priestlands Crescent Hexham

We are delighted to welcome to the market this three bedroom terraced property situated on the popular Priestlands Development.

The property would be suitable to a number of buyers and benefits from a good-sized garden to the rear.

It is perfectly located for those seeking a home within a short walk of Hexham centre where a large range of amenities are available including a range of independent shops, bars and eateries, train and bus stations, the beautiful Sele Park and of course highly regarded schooling for all ages.

Room Measurements:

Kitchen: 8'10 x 13'11(2.69m x 4.24m)

Lounge: 14'01 x 13'05 (4.29m x 4.09m)

Utility: 5'07 x 7'01 (1.70m x 2.16m)

Bedroom One: 9'9 x 12'10 (2.97m x 3.91m)

Bedroom Two: 11'02 x 12'02 (3.40 x 3.71m)

Bedroom Three: 11'06 x 12'0 (3.51m x 3.66m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: No 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: B

EPC RATING: C

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Floorplan in Progress

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.

16 Branches across the North-East

