



Armstrong Close Hexham

- Detached Family Home
- Four Bedrooms
- En-Suite
- Garage
- Gardens
- Desirable Hexham Location

Guide Price: **£ 495,000**

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Armstrong Close, Hexham

PROPERTY DESCRIPTION

Situated in the popular West End of Hexham, lies Armstrong Close, a cul-de-sac of only six attractive detached properties, nestled away from Hexham main street but within easy access of all facilities the town has to offer.

Entry via the front door brings you into the main reception hallway, a large space with stairwell and ground floor WC and storage cupboard beneath the stairs. Door from hallway to lounge, a generous space with large window overlooking the front gardens, feature fireplace a bifolding doors to kitchen diner. The largest room in the house, the kitchen diner is the perfect space for entertaining guest with beautiful flooring, ample storage and built in appliances as well as windows and patio doors overlooking the rear gardens. The room is currently set up to house three separate spaces: kitchen; dining and family area around the log burner. From the kitchen there is also an external door to the side elevation and internal door to garage.

Stairs from the ground floor hallway lead to the first floor accommodation comprising four bedrooms, the master with en-suite shower room and built in sliding door wardrobes. Finally, the family bathroom, also with built in storage cupboard.

Externally the house boasts a double driveway giving access to the integral garage. The gardens are well presented with a lawns to front and rear, speckled with shrubs, mature borders and private patio seating area, perfect for entertaining in the warmer months.

Hexham offers all facilities for family life including schooling, healthcare, shopping, leisure centre with swimming pool, athletics facilities and bowling alley as well as bars and restaurants. Hexham also offers trains and buses to other larger cities such as Newcastle in the East and Carlisle in the West.

This is an attractive property in a desirable location and we would recommend an early viewing to avoid disappointment.

INTERNAL DIMENSIONS

Lounge: 17'3 x 12'11 (5.26m x 3.94m)
Kitchen/Diner: 35'10 x 11'4 (10.92m x 3.46m)
Bedroom 1 (L-Shape): 14'10max x 10'3max (4.54m x 3.14m)
En-Suite: 6'0 x 5'2 (1.83m x 1.58m)
Bedroom 2: 11'4 x 9'2 (3.47m x 2.8m)
Bedroom 3: 12'2 x 8'4 (3.72m x 2.55m)
Bedroom 4: 8'7 x 7'11 (2.62m x 2.41m)
Bathroom: 8'5 x 7'2 (2.58m max x 2.2m max)
Garage: 20'5 x 10'6 (6.23m x 3.2m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL
Mobile Signal / Coverage Blackspot: No
Parking: Driveway & Garage

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: E

EPC RATING: TBC

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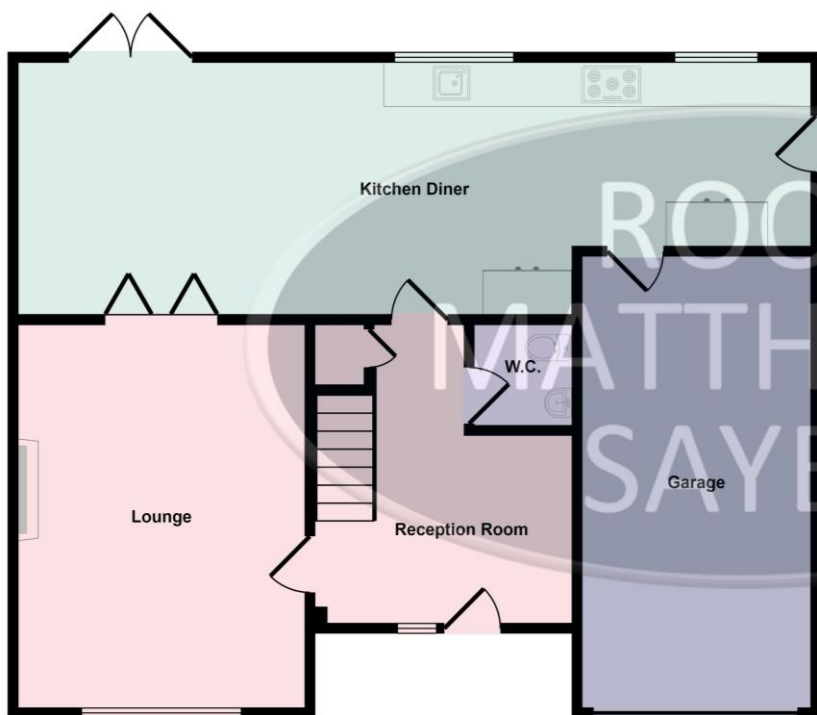
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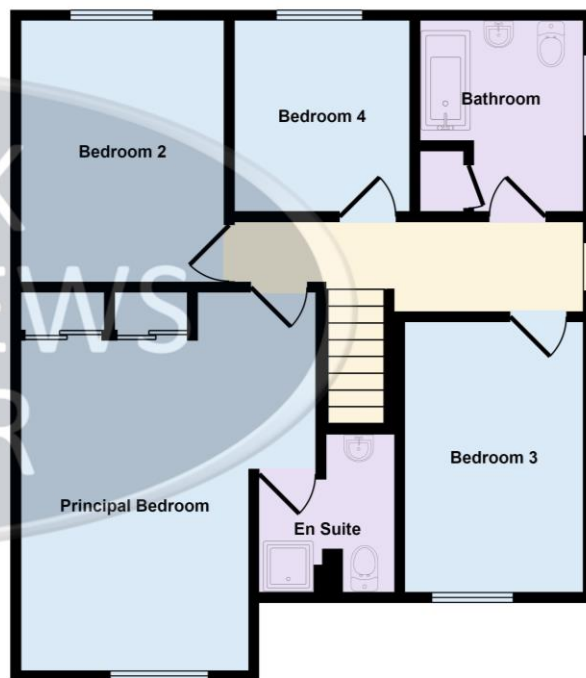
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Armstrong Close, Hexham



Ground Floor



First Floor

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