



## Kingsgate Hexham

- Semi Detached
- Two Bedrooms
- Gardens
- Detached Garden Office / Gym
- Convenient Hexham Location
- Spacious Kitchen Diner

Guide Price: **£ 245,000**

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ROOK  
MATTHEWS  
SAYER

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# Kingsgate, Hexham

## PROPERTY DESCRIPTION

Located in a highly desirable location in Hexham's West End, we offer for sale this lovely two bedroom semi detached home.

This property benefits from a garage which has been converted into a further reception room, currently used as a home gym, as well as a study by the current owners and accessed from the garden.

The property has a lovely lounge with bay window, log burning stove and modern décor. The kitchen is to the rear of the property and has been extended to create a dining area or play area, which is its current purpose.

There are two double bedrooms to the first floor and a family bathroom.

Externally there is a front garden, neatly laid with shrubs and flowers and a spacious side garden which is mainly laid with lawn with a lovely flower bed and decked area for seating in the warmer months. The garden benefits from newly installed fencing creating a secure and private space.

This property is close to all Hexham amenities including schools, shops, parks, leisure facilities and transport links.

## INTERNAL DIMENSIONS

Lounge: 16'11 x 12'9 (5.16m x 3.89)

Kitchen: (L-Shaped) 16'3 max x 11'9 max (4.95m x 3.58m)

Bedroom: 12'10 x 11'7 (3.91m x 3.53m)

Bedroom: 10'9 x 9'10 (3.28m x 2.99m)

Bathroom: 6'8 x 6'2 (2.03m x 1.88m)

Garden Room/Garage: 18'10 x 10'8 (5.74m x 3.25m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: On Street

## 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: D**

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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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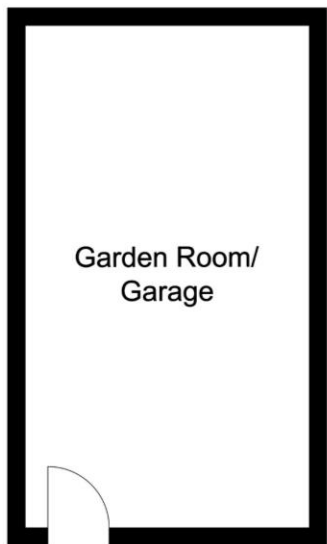
**16 Branches across the North-East**



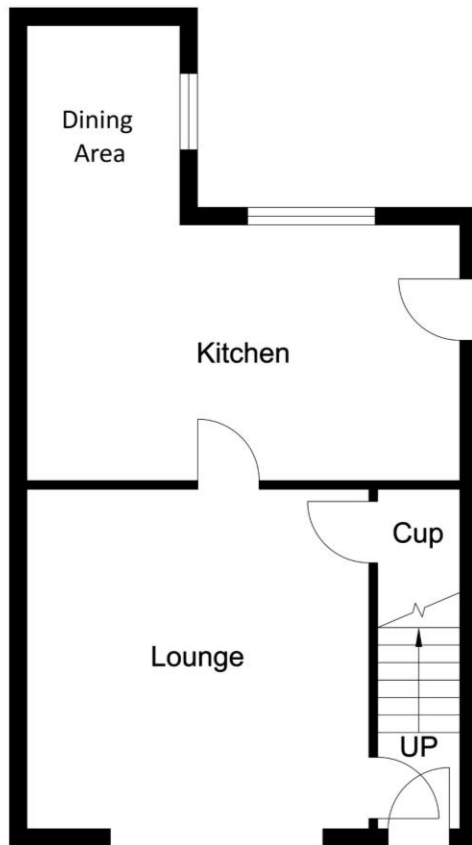
**The Property  
Ombudsman**



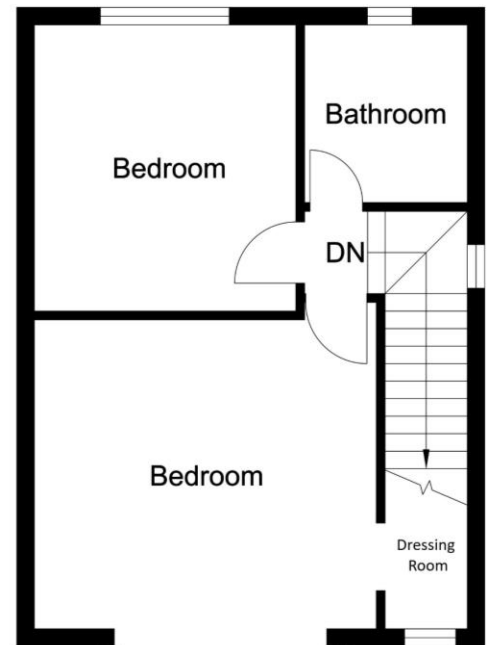
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Outbuilding



Ground Floor



First Floor

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