



East Oakwood Oakwood

- Semi Detached
- Four Bedrooms
- Integral Garage
- Gardens
- Driveway Parking
- Very Popular Location

Offers In The Region Of **£ 350,000**

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East Oakwood, Oakwood

PROPERTY DESCRIPTION

This spacious family home is well presented and bursting with character throughout. With feature fireplaces, stripped floorboards and high ceilings on offer, this property gives a real sense of space and versatile living.

The property is entered via the front door from the driveway into an entrance vestibule with ample space for cloaks and boots. Through another door in the central hallway with stairs to first floor and doors to lounge, kitchen, ground floor wc and utility area beneath the stairs. The lounge boasts a large extended window to the front elevation allowing plenty of natural light, attractive feature fireplace housing log burning stove with back boiler for hot water. Wooden bi-folding doors at the back of the room lead through to the open plan dining room / snug, again with feature log burning stove set into fireplace; sliding doors to rear decking, great space for dining furniture with window overlooking the rear garden. From the dining area, a door leads through to the kitchen which is fitted with a good range of wall and base units as well as updated flooring, door to integral garage and door to rear garden, new gas boiler installed Feb 2024.

From the hallways, stairs lead up to a split landing – steps up to the left lead to two bedrooms, one with large fitted storage cupboards. Steps to the right lead to well appointed family bathroom and the remaining two bedrooms, both with good fitted storage.

Externally the property offers driveway parking for two cars, as well as integral garage with up and over door. The rear garden is laid mainly to lawn with mature shrubs to beds. Attractive decking against the South facing rear elevation of the property provides the perfect place to enjoy the sunshine with a book or to entertain guests in the warmer months.

Oakwood is perfectly placed to provide the convenience of all Hexham amenities to those who do not wish to reside in the town itself. It has a real quiet, private, countryside feel with the security of knowing everything you need on your doorstep with a quality public house and First School within walking distance.

Hexham offers everything from schooling to healthcare as well as groceries, leisure facilities and a range of eateries and transport links.

An added bonus to East Oakwood Cottage is its Solar Panel which is owned outright, benefitting any future occupier, heating water in the summer months.

This property must be viewed to appreciate the feel of the accommodation on offer.

INTERNAL DIMENSIONS

Lounge: 16'10 x 9'10 (3.91m x 3m)
Kitchen: 11'11 x 10'1 (3.63m x 3.07m)
Dining Snug: 17'9 x 11'10 (5.41 x 3.61m)
Bedroom 1: 13'1 x 9'6 (3.99m x 2.9m)
Bedroom 2: 12'1 x 10'1 (3.68m x 3.07m)
Bedroom 3: 11'5 x 9'5 (3.48m x 2.87m)
Bedroom 4: 11'1 x 10'1 (3.38m x 3.07m)
Bathroom: 11'11 x 6'9 (3.63m x 2.06m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
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: D

EPC RATING: D

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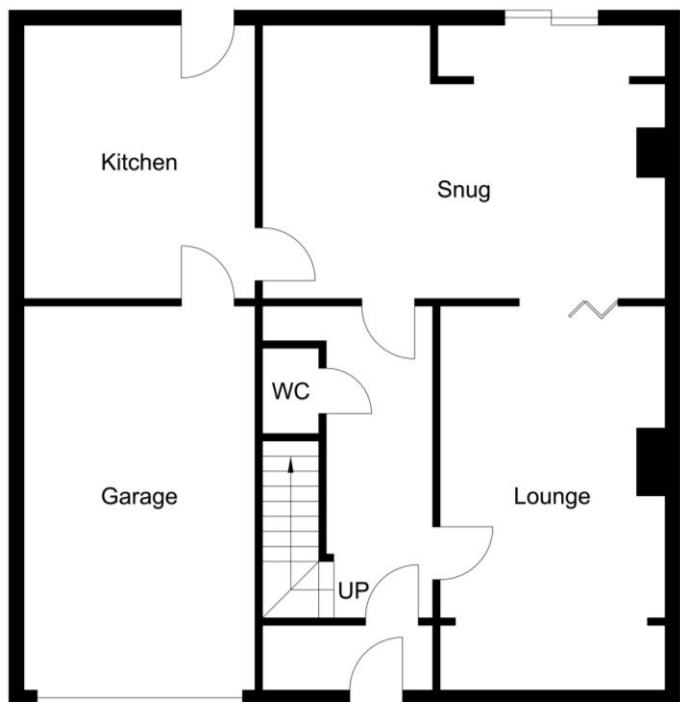
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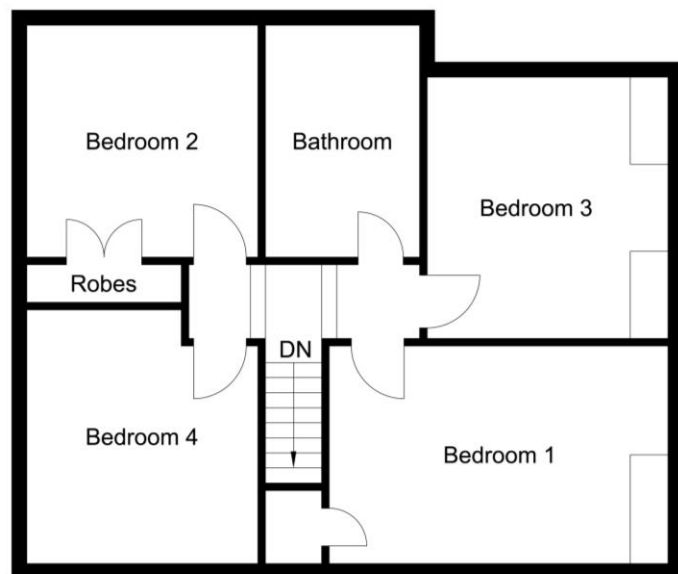
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Ground Floor



First Floor

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