



White Cross Hexham

- Semi Detached
- Two Bedrooms
- Conservatory
- Gardens
- Central Hexham Location
- Level Walk to Town Centre

Offers In The Region Of **£ 160,000**

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White Cross, Hexham

PROPERTY DESCRIPTION

The property is entered via the front door into the central hallway which offers doors to lounge, kitchen, storage beneath the stairs as well as the staircase to first floor.

The lounge is situated to the front elevation with feature fireplace, ample space for lounge furniture and door through to the spacious conservatory which offers the current occupier a bright a spacious area to study and read.

The kitchen, situated to the rear elevation, is galley style but offers enough space to comfortably cook and breakfast. The kitchen has a washing machine, oven and also has an exterior door to the back garden.

Following the stairs up to the first floor, you are greeted by a landing offering doors to both bedrooms and bathroom. The larger of the two bedrooms is situated to the front elevation and benefits from windows to front and side, allowing plenty of natural light into the room. The smaller of the bedrooms is at the rear, offering views over the garden. The bathroom offers a window to the rear elevation as well as chapagne suite including WC, hand wash basin and bath with shower over.

Externally the property offers a surprisingly generous rear garden which has been paved and gravelled for low maintenance. A good sized timber shed and greenhouse are situated to the rear also. To the front, the property is gated and relatively low maintenance but there are flower beds and borders ready to be planted as well as a pleasant gravelled seating area.

White Cross is situated just outside the town centre but is a level walk all the way into town so would be perfect for those who maybe struggle with inclines or long journeys on foot. We feel this particular property would suit first time buyers or buy to let investors very well.

Hexham town offers the full range of amenities that any buyer or tenant could want including hospital, pubs, restaurants, supermarkets, train station, bus station, leisure centre with swimming pool and bowling alley, riverside park with rowing club, golf clubs, cricket club, highly regarded schools and of course the benefit of being located so near to Hadrian's Wall, the River Tyne, the North Pennines and the Lake District.

INTERNAL DIMENSIONS

Lounge: 14'4 x 12'5 (4.37m x 3.78m)

Conservatory: 11'3 x 8'6 (3.43m x 2.59m)

Kitchen: 12'4 x 6'11 (3.76m x 2.11m)

Bedroom 1: 13'0 x 12'6 (3.96m x 3.81m)

Bedroom 2: (L shaped) 10'4 max x 8'2 max (3.15m x 2.49m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

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: A

EPC RATING: D

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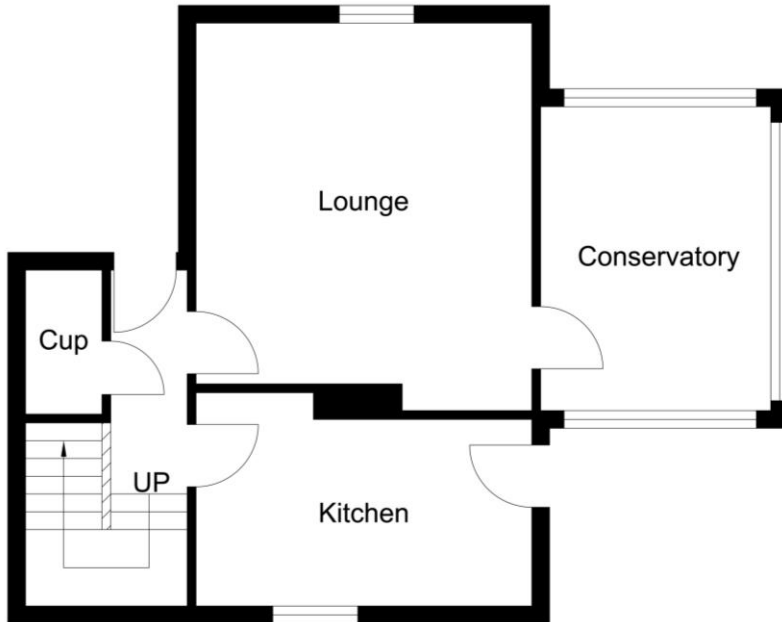
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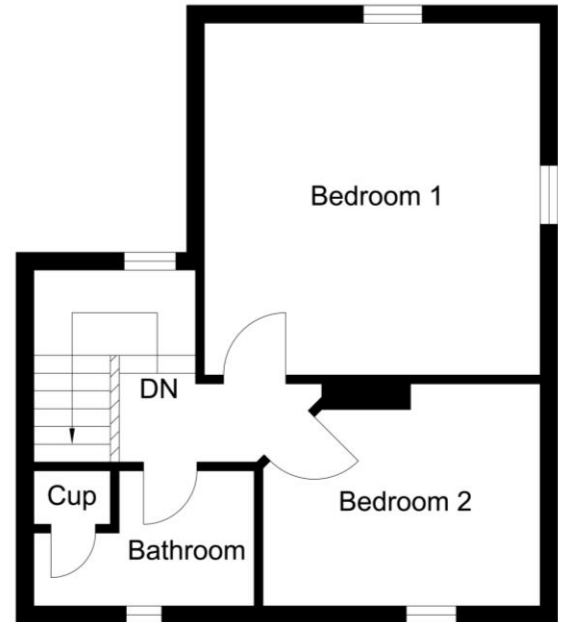
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White Cross, Hexham



Ground Floor



First Floor

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