



## Abbey View

Hexham

- Mid-Terraced Family Home
- Three Bedrooms
- Conservatory
- Garden
- Ideal for First Time Buyers
- Garage in Block

Offers Over **£ 140,000**

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ROOK  
MATTHEWS  
SAYER

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# Abbey View, Hexham

## PROPERTY DESCRIPTION

Priced for a quick sale, this extended light and airy modern mid link house offers many other attractions including luxury vinyl flooring to the entire ground floor, tasteful decoration, gas central heating and UPVC double glazing.

The layout comprises- entrance lobby with built in double cloaks cupboard, open plan living room, impressive dining kitchen with built in cooking appliances, conservatory with pitched roof, brick dwarf wall and french door to garden. Landing with built-in airing cupboard, three bedrooms - the front two having distant views over the surrounding landscape. A stylish refitted bathroom with white three piece suite with matching extensively tiled walls and identical tiled flooring.

Externally, there is a brick built garage in block, sunny low maintenance rear garden and front garden.

Viewing is imperative.

Lounge: 14'9 x 16'0 (4.50m x 4.88m)

Kitchen: 14'9 x 8'3 (4.50m x 2.52m)

Conservatory: 8'0 x 7'2 (2.44m x 2.18m)

Bedroom One: 8'4 x 13'3 (2.54m x 4.04m) at max point

Bedroom Two: 8'3 x 11'1 (2.52m x 3.38m) at max point

Bedroom Three: 8'6 x 6'2 (2.59 x 1.88m) at max point

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal / Coverage Blackspot: No

Parking: On Street

## MINING

The property is "known/not known" to be on a coalfield and "known/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:** TBC

HX00006383.BJ.LB.31/10/2024.V.1

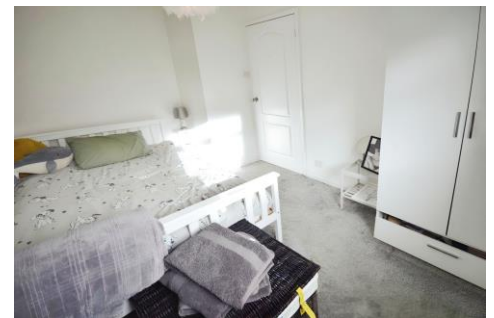
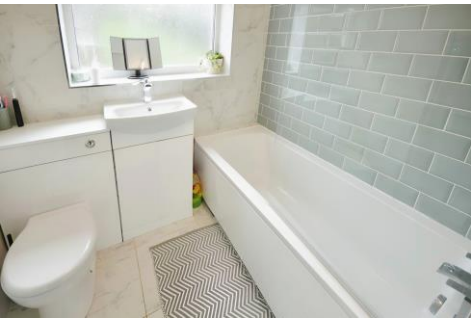
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16 Branches across the North-East



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## Floorplan in Progress

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