



Valebrook Hexham

- Semi-Detached
- Three Bedrooms
- Gardens
- Conservatory
- Garage

£ 285,000



Branch phone no.
Branch address

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SAYER

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Valebrook

Hexham

We are delighted to welcome to the market this three-bedroom semi-detached family home.

To the ground floor there is a kitchen, dining room, lounge, conservatory and utility room. The upstairs landing provides access to three bedrooms and a bathroom.

Externally, the property benefits from driveway parking, gardens to the front and rear and a single garage.

The property is well positioned, with easy access to Hexham Town Centre providing a range of facilities and amenities and within walking distance of schools.

Viewing is highly recommended.

Room Measurements

Ground Floor:

Living Room: 12'1 x 13'11 (3.68m x 4.25m)

Kitchen: 10'10 x 9'11 (3.30m x 3.01m)

Dining Room: 10'10 x 10'10 (3.30m x 3.30m)

Conservatory: 7'9 x 10'4 (2.36m x 3.14m)

Utility Room: 7'7 x 9'0 (2.31m x 2.73m)

First Floor:

Bedroom One: 10'11 x 12'0 (3.32m x 3.65m)

Bedroom Two: 9'11 x 11'11 (3.02m x 3.63m)

Bedroom Three: 7'7 x 8'11 (2.32 x 2.73m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Unknown

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway Parking

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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Floorplan in Progress

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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