



## White Cross Hexham

- Semi Detached
- Two Bedrooms
- Driveway Parking
- Generous Gardens
- Convenient Location
- Immaculate Presentation

Offers Over **£ 170,000**

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SAYER

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# White Cross, Hexham

## PROPERTY DESCRIPTION

Immaculate spacious property in a convenient location within Hexham town offering quality interior, generous gardens and off street parking.

This beautifully presented small family home is situated just out of Hexham town centre but offering a flat walk directly on to the high street. Quality fixtures and fittings throughout the property give a real modern cosy feel.

The property is entered via the front door into a reception hallway with doors to lounge, dining room and cloaks cupboard as well as stairs to first floor.

The lounge is immaculately presented to a modern high standard with wall panelling and feature fireplace. Dual aspect windows give views over front and rear gardens. The dining room and kitchen are connected by an open archway, immaculately presented with wood flooring throughout, breakfasting island and quality shaker style base and wall units with beautiful wooden worktops. The kitchen also has an external door and window to the rear garden.

Off the entrance hallway, a half landing offers a good sized cloaks and utilities cupboard.

The landing at the top of the stairs offers doorways to both double bedrooms and the family bathroom. Both bedrooms are dual aspect with views over the front and rear gardens. The main bedroom offers built in wardrobe and ample space for freestanding furniture. The family bathroom again is a good size with a good quality white suite consisting of bath with shower over, WC and hand wash basin.

Externally the property offers a gravelled driveway to the front with artificial lawned garden. Pedestrian paved access to the rear garden is around the side of the property. The rear garden is mainly laid to lawn with timber decking making the most of the Summer evening sun. The gardens are surrounded by painted timber board fencing which looks attractive and gives an extra level of privacy. There are two timber garden sheds also.

This house really does give the wow factor when you walk in. Comfortable flooring, attractive decor, quality workmanship and high level finishings all contribute to the overall package which will appeal massively to younger couples or downsizers.

Its location will appeal to anyone who would make use of the flat walk into town and the close proximity to the bus station and hospital may also appeal to any older buyers.

We do not anticipate this property staying on the market for long so please don't hesitate if you would like to arrange a viewing.

## INTERNAL DIMENSIONS

Lounge: 14'3 x 12'4 (4.34m x 3.76m)

Kitchen: 15'5 x 10'8 (4.7m x 3.25m)

Dining Room: 10'6 x 8'0 (3.2m x 2.44m)

Bedroom 1: 12'4 x 9'11 widening to 13'0 (3.76m x 3.02m to 3.96m)

Bedroom 2: 12'1 x 7'1 (3.68m x 2.16m)

Bathroom: 7'6 max x 7'4 max (2.29m x 2.24m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to the cabinet

Mobile Signal / Coverage Blackspot: No

Parking: Driveway & 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: TBC

HX00006396.BJ.JR.17.12.24.V.2

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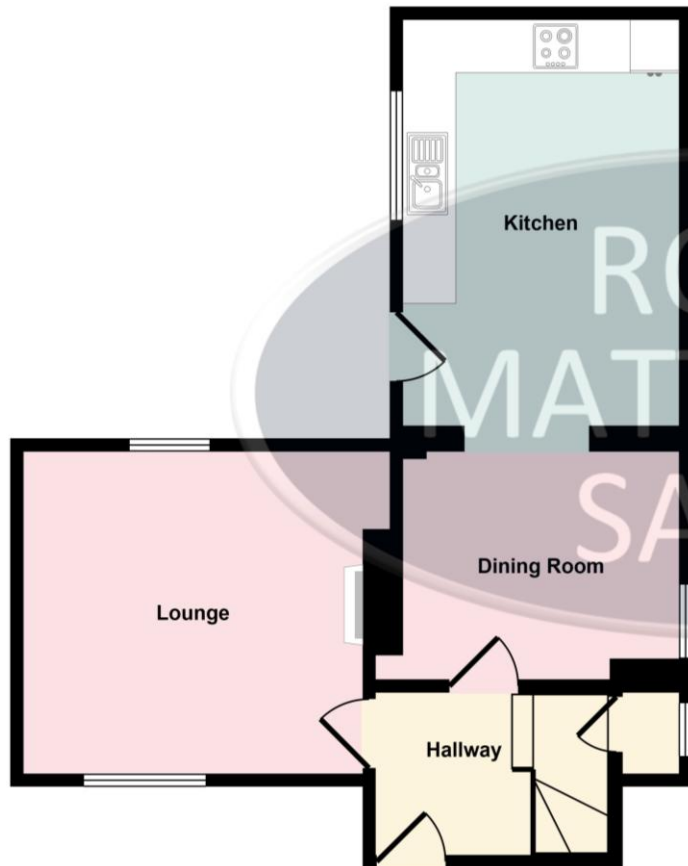
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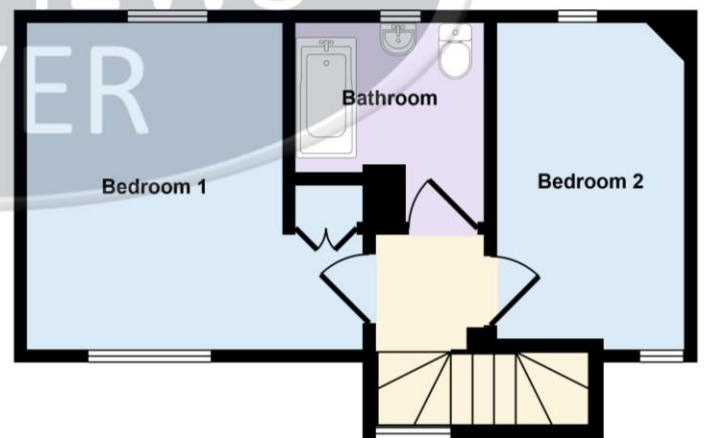




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Ground Floor



First Floor

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