



Beaufront Avenue Hexham

- Semi Detached Family Home
- Gardens Front & Rear
- Three Bedrooms
- Garage & Driveway Parking
- Popular Location
- No Onward Chain

Guide Price **£190,000**

01434 601616
46 Priestpopple, Hexham, NE46 1PQ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
hexham@rmsestateagents.co.uk

Beaufront Avenue, Hexham

PROPERTY DESCRIPTION

Character bay fronted semi-detached family home, within a popular Hexham location. The property offers a garage, driveway parking and generous sized garden with great views.

The property is gas centrally heated and has double glazed windows throughout. The property is in need of improvement but this is reflected in the asking price.

The property is entered via an entrance hall leading into two interconnecting reception rooms. Off from the rear reception room is the kitchen, which can also be accessed from the entrance hall.

On the first floor, the property offers three bedrooms and a bathroom. The first and the third bedrooms are located to the front of the property and offer bay windows. The second bedroom is located to the rear of the property, and offers built-in cupboards that can be used for storage.

Externally, at the front of the property, there is an attached garage with ample storage space. There is driveway parking offered as well, located at the front of the property. To the rear of the property, there is a generous sized garden with a high degree of privacy, offering views of the Tyne Valley.

Beaufront Avenue is located in a popular area of the market town of Hexham, being an ideal location to all of the amenities that Hexham has to offer. There are plenty of shopping and dining facilities, healthcare facilities and sport and leisure amenities that are near-by and all a walkable distance, or a short drive away. Hexham also offers great schools, beautiful nature parks and walking routes, two golf courses and excellent transport links.

Hexham is ideally located on the East to West train line, providing links to Newcastle-Upon-Tyne and Carlisle. Hexham also offers a bus station, which provides links to many places across Northumberland.

The property is offered with no onward chain.

INTERNAL DIMENSIONS

Kitchen: 9'8 x 8'10 at Max Point (2.95m x 2.69m)
Front Reception: 14'4 into Bay Window x 13'3 into Alcoves (4.37m x 4.04m)
Rear Reception: 10'11 x 9'8 (3.33m x 2.95m)
Bedroom 1: 15'6 x 11'4 into Bay Window (4.72m x 3.45m)
Bedroom 2: 11'4 x 9'6 Recess & cupboard (3.45m x 2.96m)
Bedroom 3: 12'5 x 8'4 into Bay Window & at Max Point (3.78m x 2.54m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal / Coverage Blackspot: No
Parking: Garage and Driveway

MINING

The property is not known to be on a coalfield and not know 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.

AGENT NOTES

Please note RMS are marketing this property on behalf of Northumberland County Council, at the request of our client we will be marketing the property for a minimum period of 4 weeks before any offers are considered for acceptance. Best and Final offers may be requested at a date to be agreed.

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: C

HX00006414.BJ.MR.17.01.25.V.2.1

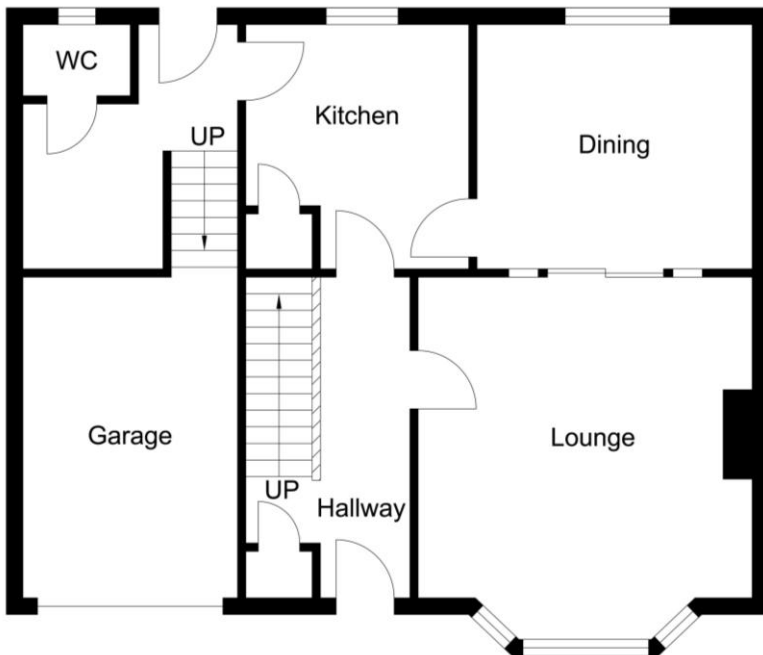
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

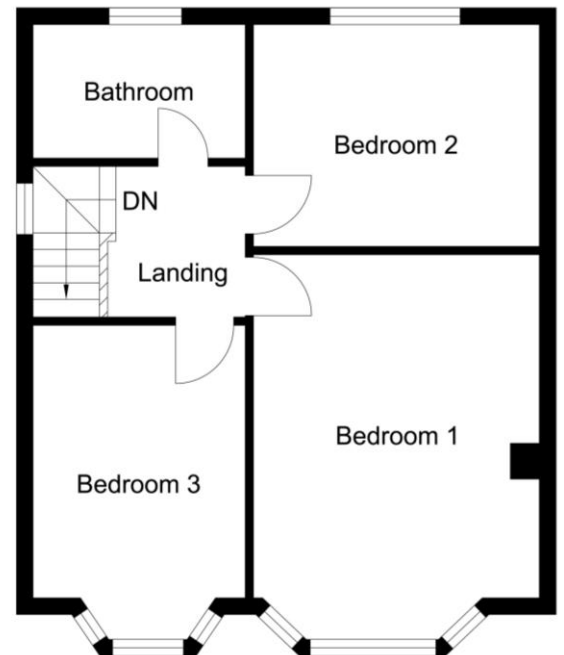
16 Branches across the North-East



Beaufront Avenue, Hexham



Ground Floor



First Floor

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

