



Dene Street Cottages

Hexham

- Ground Floor Flat
- Two Bedrooms
- Generous Gardens
- Off Street Parking
- Modern Interior
- Private Location

Offers in the Region of **£ 165,000**

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Dene Street Cottages, Hexham

PROPERTY DESCRIPTION

This spacious two bedroom ground floor apartment with private entrance and gardens as well as off street parking is offered to the market with no onward chain.

The property is entered from the gardens via the front door into the kitchen with window to front elevation overlooking the gardens and wooded area beyond. The kitchen is well fitted with wall and base units, tall fridge freezer as well as brand new oven and hob.

The kitchen and lounge are linked by an open archway giving an open plan feel to the space. The lounge benefits from large picture windows to the front elevation taking advantage of the views over the gardens.

A door to the rear of lounge takes you into the central hallway offering access to both bedrooms, family bathroom, utility room and cloaks cupboard as well as an external door to side garden.

The family bathroom is a generous size and boasts a modern suite with tiling to both floor and walls.

The main bedroom is a generous size with ample space for king size bed and free standing furniture. The second bedroom is a double in size and is situated to the side elevation, like the main bedroom, with views of the side garden.

The utility room offers power, lighting and plumbing for washing machine. The cloaks cupboard in the central hallway offers hanging and shelving as well as floor space for boots.

Externally the property offers much more than your average apartment, with private entrance doors to front and side, private gardens to two sides for your own enjoyment, a green outlook as well as a shared car park (with the next door apartment).

The location of the property is a selling point – from the entrance to the Dene Street development, it is a flat walk into Hexham town centre where you can access shops, restaurants, hospital, bus station, public houses, groceries, leisure facilities, schools and market square. Hexham also boasts two golf courses, riverside country park famous for its rowing club, swimming pool/leisure centre and train station.

INTERNAL DIMENSIONS

Kitchen: 8'8 x 8'8 (2.64m x 2.64m)

Lounge: 16'5 into window x 11'4 into recess (5m x 3.45m)

Bedroom 1: 12'8 x 11'7 (3.86m x 3.53m)

Bedroom 2: 8'11 max x 8'5 max (2.72m x 2.57m)

Bathroom: 9'0 x 7'4 (2.74m x 2.24m)

Utility: 6'7 x 3'7 (2.01m x 1.09m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Shared Off Street 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 150 years from (Date TBA) Ground Rent/Service Charge: £68 per month

COUNCIL TAX BAND: B

EPC RATING: C

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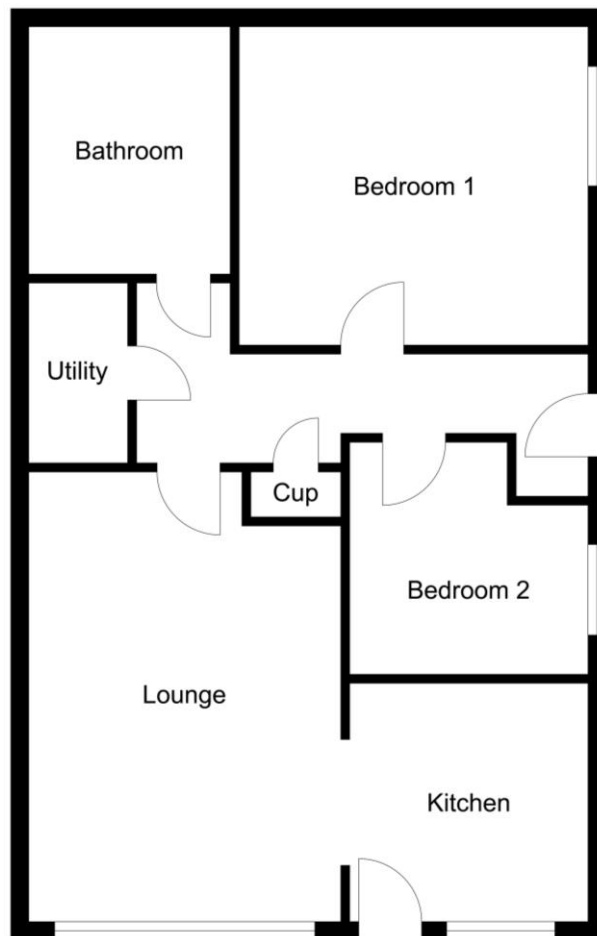
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16 Branches across the North-East



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