



Hackwood Glade

Hexham

- Mid-Terrace Family Home
- Three Bedrooms
- En-suite
- Off Street Parking
- Garden
- Popular Location

Auction Guide Price **£ 195,000**

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Hackwood Glade, Hexham

PROPERTY DESCRIPTION

For Sale by Auction: 27th February, Option 2, Terms and Conditions apply

Impressive three storey modern town house occupying a pleasant mature plot within this quiet cul-de-sac. The property is within a close proximity of Hexham's Town Centre.

Entering the property via the entrance hall which leads on into the breakfast kitchen. The breakfast kitchen offers a comprehensive range of high gloss finish units, a built-in oven and hob, fridge, and separate freezer and dishwasher. The lounge offers twin french doors which lead into the garden and a dining area.

The first-floor offers a family bathroom and the second and third bedrooms. Completing the property's layout is the second-floor master bedroom. The master bedroom offers a built-in airing cupboard and a built-in wardrobe. On the second floor there's also a generous sized en-suite.

Externally to the property there is a private rear garden and a small front garden. There is also off-street parking for two cars. The estate of Hackwood Glade also offers a quiet children's play park.

Hackwood Glade 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 nearby 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.

Around the Hexham area there are loads of tourist attractions that can provide great family days out, a main one to mention is Hadrian's Wall which spans over 73 miles covering Cumbria and Northumberland. Northumberland in itself offers great days out with many historic castles to explore, national parks and a gorgeous coast line.

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.

INTERNAL DIMENSIONS

Lounge: 14'6 x 12'10 (4.42m x 3.91m)

Breakfast Kitchen: 15'10 x 7'10 x 6'1 (4.83m x 2.39m x 1.85m)

Master Bedroom: 15'5 x 12'10 (4.70m x 3.91m)

Bedroom 2: 12'10 x 12'5 (3.91m x 3.78m)

Bedroom 3: 11'1 x 6'3 (3.38m x 1.91m)

Bathroom: 11'1 x 6'3 (3.38m x 1.91m)

Ensuite: 9'3 x 7'0 (2.28 x 2.31m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: ADSL

Mobile Signal / Coverage Blackspot: No

Parking: Allocated 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: C

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

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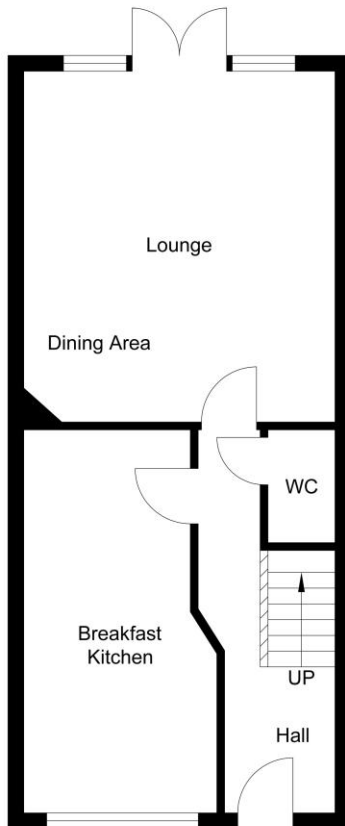
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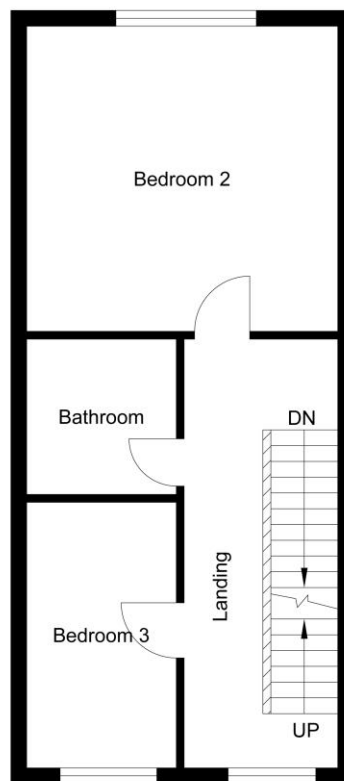
16 Branches across the North-East



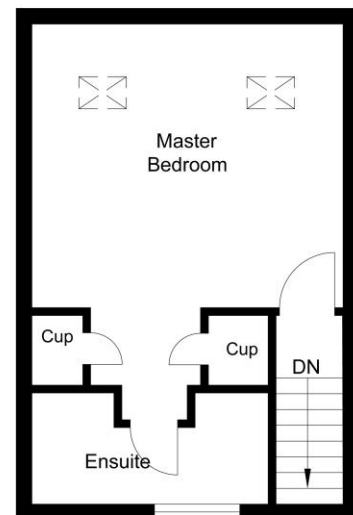
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Ground Floor



First Floor



Second Floor

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