



**12 Warden View,**  
Wall, Hexham, Northumberland, NE46 4DT

**youngsRPS** 



# 12 Warden View Wall Hexham Northumberland NE46 4DT

**Guide Price: £189,950**

Well-presented three bedroom property, with driveway parking and a generous rear garden pleasantly situated within the popular village of Wall.

- Three bedrooms
- Spacious and well-presented accommodation
- Desirable village location
- Gardens to front and rear
- Driveway parking
- Oil central heating
- No onward chain
- Energy efficiency rating D (56)

**youngsRPS** 

Hexham 01434 608980  
[www.youngsrps.com](http://www.youngsrps.com)





### DESCRIPTION

Well-presented three bedroom property, with driveway parking and a generous rear garden pleasantly situated within the popular village of Wall.

The front door opens into the entrance hallway with stairs to the first floor and doors into the living room and kitchen. The dual aspect living room enjoys patio doors leading out to the rear garden and a feature brick fireplace with built in media unit.

The kitchen is fitted with a range of wall and base units incorporating an electric oven and hob with extractor fan above. A door from the kitchen leads into the useful outhouse.

On the first floor there are three good sized bedrooms and a family bathroom which is fitted with a panelled bath with shower over, WC and wash hand basin set within a vanity unit.

Externally to the rear of the property there is a tiered garden, mainly laid to lawn with a decking area and shed. The outhouse can also be accessed via the rear garden. The front garden enjoys a further lawned area with raised decking and a parking space.

### LOCATION

Wall is a pretty Northumbrian village located approximately five miles North of the popular market town of Hexham. The village is set amongst the beautiful countryside surrounding Hadrians Wall and facilities include a local garage and popular village pub serving bar and restaurant meals. There is good access to both the A69 and B6318 military road for easy commuting to Newcastle and Carlisle. The close by village of Acomb is situated on a bus route and amenities in the village include a post office, public houses, newsagent and general store, church and first school.

### SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

### CHARGES

Northumberland County Council tax band C.

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

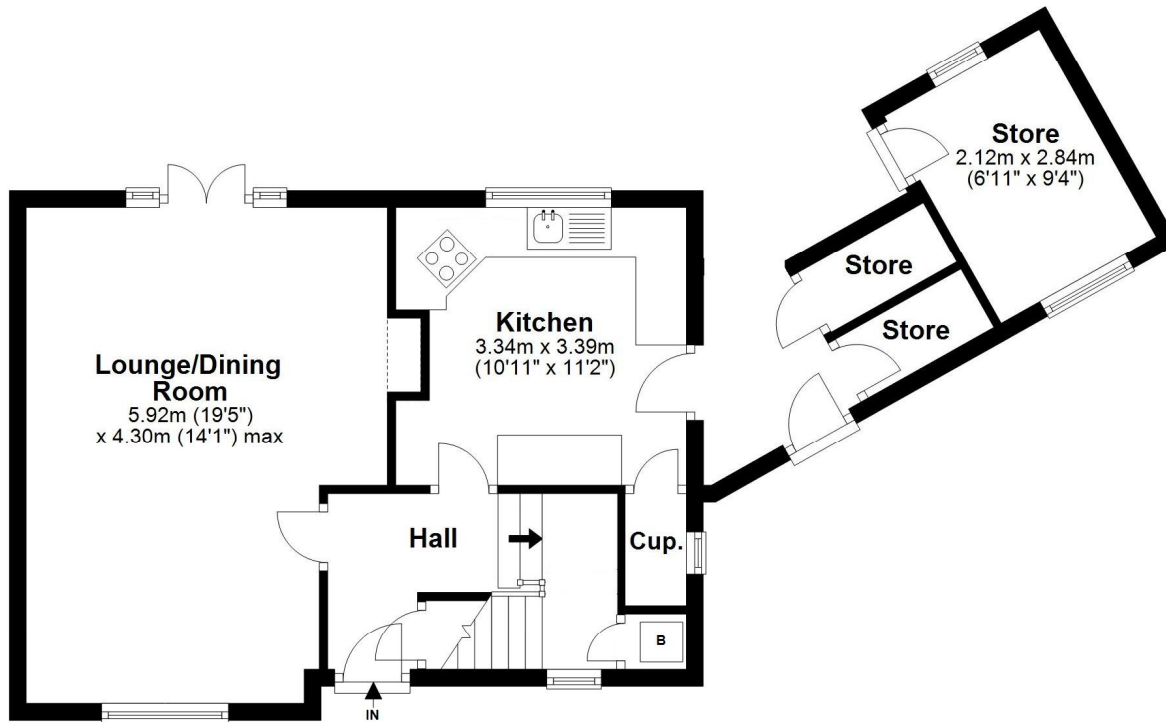
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





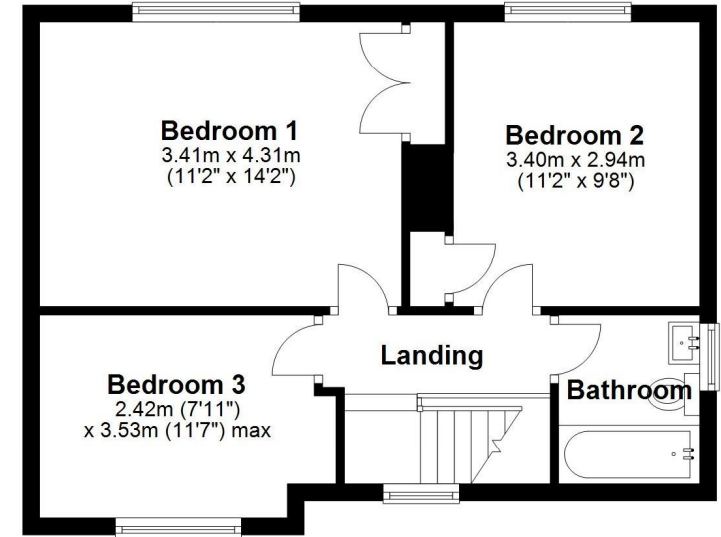
## Ground Floor

Approx. 53.5 sq. metres (576.4 sq. feet)



## First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
hexham@youngsrps.com

**Newcastle**  
23 Grey Street,  
Newcastle, NE1 6EE  
T: 0191 2610300  
newcastle@youngsrps.com

**Alnwick**  
31-33 Bondgate Within,  
Alnwick, NE66 1SX  
T: 01665 606800  
alnwick@youngsrps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
sedgefield@youngsrps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
northallerton@youngsrps.com

**Dumfries**  
Lochar House, Heathhall,  
Dumfries DG1 3NU  
T: 01387 402277  
dumfries@youngsrps.com