



1A Leazes Terrace

Hexham, Northumberland, NE46 3DL

youngsRPS 

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Guide Price: £349,950

A beautiful four-bedroom, four storey town house located in the popular west end of Hexham within walking distance of all the facilities and amenities. The property, built in 1857, enjoys many original noteworthy character features and a pleasant garden.

- End of terrace house
- Four bedrooms
- Character features
- Well presented
- Two reception rooms
- Popular and convenient location
- Private garden
- Energy efficiency rating E

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DESCRIPTION

A beautiful four-bedroom, four storey town house located in the popular west end of Hexham within walking distance of all the facilities and amenities. The property, built in 1857, enjoys many original noteworthy character features including attractive fireplaces, window shutters, coving and deep skirtings. The front door opens into an entrance porch which has a useful utility area plumbing for a washing machine leading through to the breakfasting kitchen. The kitchen is fitted with a range of modern wall and floor units with complementary worktops incorporating a stainless-steel sink with mixer tap over. There is an integral double oven with gas hob and extractor above and space for a dishwasher. Off the kitchen there is a cloakroom and a door providing access into the rear courtyard. There are two good sized reception rooms including a dining room with an attractive fireplace housing an open fire and an original sash window and shutters. The lounge enjoys a lovely bay original window and shutters overlooking the garden and a marble fireplace housing an open fire. Stairs lead from the kitchen down to the lower ground floor where there is a large basement room currently used as a fourth bedroom.

Stairs lead up to the first floor where there are two good sized bedrooms, the master bedroom benefitting from an en suite WC. The family bathroom is stylish fitted with a free-standing bath, large separate shower cubicle, wash hand basin and low-level WC. On the second floor there is a further bedroom and a box/storeroom.

Externally there is a lovely wrap around garden to the front and

side mainly laid to lawn with patio seating area bordered by hedging offering privacy. To the rear there is a courtyard with a garden shed.

LOCATION

The property is pleasantly situated within walking distance of the centre of the popular market town of Hexham.

Hexham is the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the East as well as Carlisle to the West.

SERVICES

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the 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.

MARKET APPRAISAL

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





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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