



8 St. Pauls Road

Hexham, Northumberland, NE46 2AR

youngsRPS 

8 St. Pauls Road Hexham Northumberland NE46 2AR

Guide Price: £169,950

A well-presented three-bedroom property within walking distance of the centre of the market town of Hexham. This mid terrace property benefits from front and rear gardens, occupying an elevated position overlooking Hexham.

- Mid Terrace property
- Three Bedrooms
- Well presented
- Popular and convenient location
- Conservatory
- South facing rear garden
- Double glazing throughout
- Energy efficiency rating TBC

youngsRPS 

Hexham - 01434 608980
www.youngsrps.com





DESCRIPTION

A well-presented three-bedroom property within walking distance of the centre of the market town of Hexham. This mid terrace property benefits from front and rear gardens, occupying an elevated position overlooking Hexham. Internally the accommodation briefly comprises entrance hallway leading into the living room with feature gas fire and sliding french doors into a conservatory at the rear. The conservatory benefits from stone floors and blinds with a door leading out into the rear garden. From the hallway is the kitchen with a range of wall and base units, integrated oven, microwave and gas hob. There is plumbing for a dishwasher and washing machine and space for a free-standing fridge/freezer. At the rear of the kitchen a door leads out to the garden and outhouse. Stairs lead from hallway up to the first floor where there are three bedrooms and a family bathroom. The double bedroom benefits from generous fitted wardrobe space and views across Hexham. Two further bedrooms are at the rear of the property with a family bathroom between with corner shower, wc and wash hand basin. Externally the property benefits from front and rear gardens. The front garden is landscaped with gravelled areas and a small flower border. An alleyway leads to the rear garden and outhouse with a patio area and gravelled terrace with flower borders.

LOCATION

St. Pauls Road is conveniently situated within walking distance of the centre of Hexham. The thriving market town of Hexham offers a full range of facilities with supermarkets, a good range of shops, leisure/sports centre, cinema, theatre and medical services including a fantastic hospital. The town is well placed for commuting purposes with excellent road links and regular bus and rail services.

SERVICES

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

CHARGES

Northumberland County Council tax band A.

VIEWINGS

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

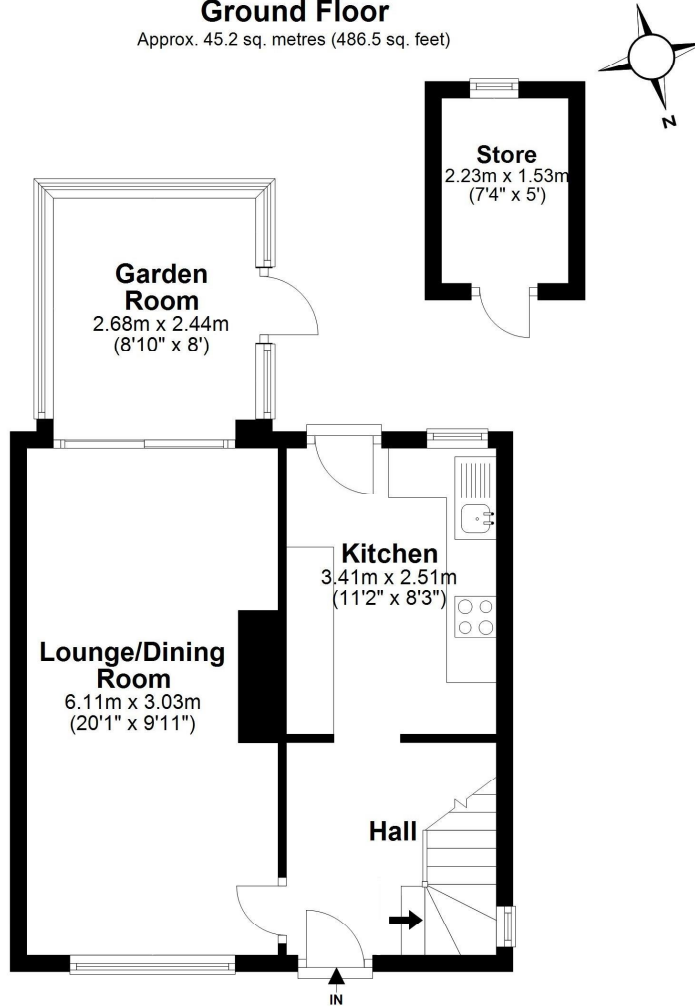
FREE MARKET APPRAISAL

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



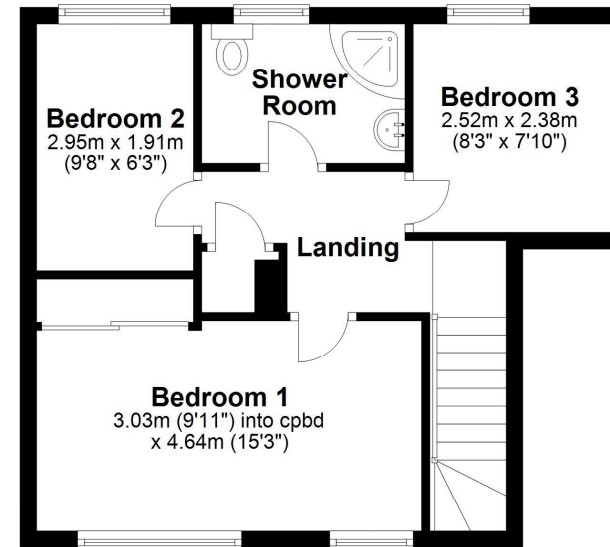
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (404.1 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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