



**25 Sidgate,**  
Newbrough, Hexham, Northumberland, NE47 5AE

**youngsRPS** 

**25 Sidgate  
Newbrough  
Hexham  
Northumberland  
NE47 5AE**

**Guide Price: £145,000**

A well-presented two bedroom semi-detached house with off-street parking and gardens to the front and rear, pleasantly situated within the village of Newbrough.

- Two bedrooms
- Well presented accommodation
- Double glazing and LPG gas central heating
- Summerhouse
- Off street parking
- Gardens to front and rear
- Village location
- Energy efficiency rating E (62)

**youngsRPS**   
01434 608980





### DESCRIPTION

A well-presented two bedroom semi detached house with off-street parking and gardens to the front and rear, pleasantly situated within the village of Newbrough.

The front door opens into the entrance porch which leads through to the entrance hallway with stairs to first floor. The living room benefits from two windows to the front elevation providing lots of natural light and also enjoys a wood burning stove with tiled hearth. The kitchen is fitted with wall and floor units with laminate work surfaces, stainless steel sink and plumbing for a washing machine. The dining area includes space for a table and chairs, shelving and a ceiling mounted clothes airer. Patio doors lead out to the rear garden.

On the first floor there are two good sized bedrooms and a bathroom fitted with a WC, wash hand basin and a panelled bath with shower over.

Externally in the rear garden there is a versatile timber summerhouse with water, electricity and internet connection with potential for a variety of uses including a home office or workshop. The rear garden is mainly laid to lawn, with borders of shrubs and a pond. To the front of the property there is a gravelled driveway and small lawned area.

### LOCATION

The popular village of Newbrough is approximately 7 miles north of the market town of Hexham. There are excellent transport links with a regular bus service and good access to the A69 for travel east to Newcastle and west to Carlisle.

### SERVICES

Mains electricity, water, gas and drainage are connected. LPG gas 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.

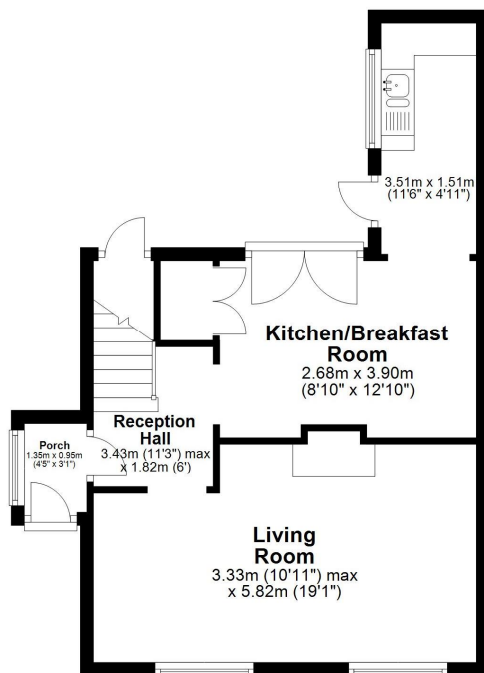
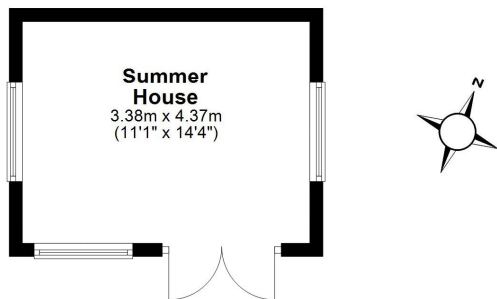
### FREE MARKET APPRAISAL

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



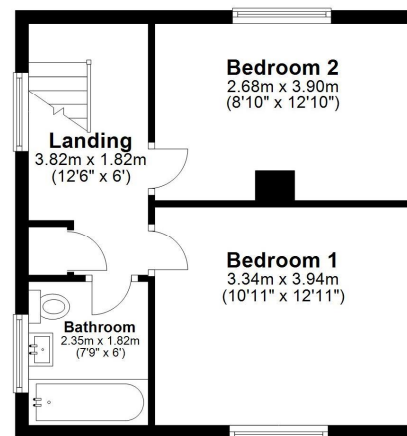
## Ground Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 93.2 sq. metres (1003.5 sq. feet)

**25 Sidgate, HEXHAM**

**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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