



**5 Eastgate**

Hexham, Northumberland, NE46 1BH

youngsRPS 



**5 Eastgate  
Hexham  
Northumberland  
NE46 1BH**

**Guide Price: £215,000**

A two-bedroom house, recently converted and refurbished to a high standard throughout. Situated in a convenient location in the centre of the popular market town of Hexham.

- Two bedrooms
- Recently converted and refurbished to a high standard
- Open plan living/ kitchen area
- Stone built
- Double glazing and gas central heating
- Off street parking
- No onward chain
- Energy efficiency rating C (79)

**youngsRPS**   
Hexham: 01434 608980





### DESCRIPTION

A recently converted two-bedroom house, refurbished to a high standard throughout. Conveniently located in the centre of the popular market town of Hexham.

The front door leads into the open plan living/ kitchen area with windows to the front elevation and an oak staircase leading up to the first floor.

The kitchen is fitted with a range of shaker style wall and base units with complementary work surfaces and integrated appliances including an electric oven, induction hob, washer dryer and dishwasher.

On the first floor there are two bedrooms with original beams and a bathroom fitted with a stylish suite including a bath with rainfall shower, WC and wash hand basin set within a vanity unit.

Externally to the front of the property there is a block paved parking area with one dedicated space.

The property benefits from gas central heating and double glazing and is offered for sale with no onward chain.

### LOCATION

The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.

Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

### SERVICES

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

### VIEWINGS

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

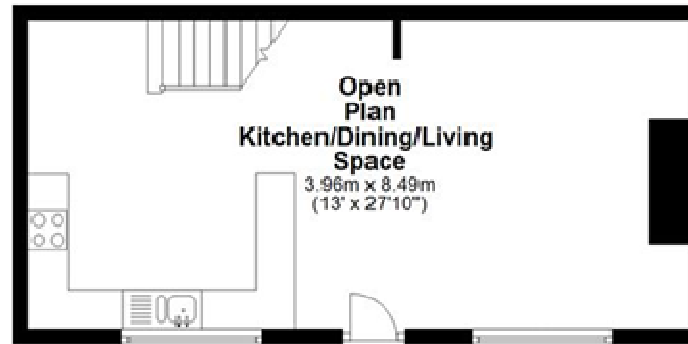
### FREE MARKET APPRAISAL

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



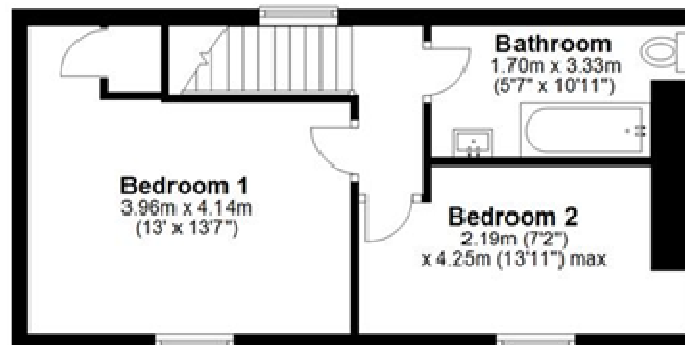
## Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



## First Floor

Approx. 33.7 sq. metres (363.1 sq. feet)



Total area: approx. 67.3 sq. metres (724.7 sq. feet)

**5 Eastgate, 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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