



youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS
FOR SALE
www.youngsRPS.com 01434 608 980

NO 5 &
NO 7

7 Eastgate

Hexham, Northumberland, NE46 1BH

youngsRPS 

**7 Eastgate
Hexham
Northumberland
NE46 1BH**

Guide Price: £215,000

A recently renovated, two-bedroom property, finished to a high standard throughout. Ideally situated in the heart of the popular market town of Hexham.

- Finished to a high standard throughout
- Two double bedrooms
- Off street parking
- Town centre location
- Open plan living / kitchen
- Double glazing and gas central heating
- No onward chain
- Energy efficiency rating C (79)

youngsRPS 

Hexham: 01434 608980





DESCRIPTION

A recently converted, two-bedroom property, finished to a high standard throughout. Ideally situated in the heart of the popular market town of Hexham.

The accommodation comprises of front door leading into the spacious open plan living / kitchen area, with windows to the front elevation offering ample light. The kitchen is fitted with shaker style wall and base units with complimentary work surfaces with breakfast bar and integrated appliances, to include; electric oven, induction hob with hood over, washer dryer and dishwasher.

A staircase leads you to the first floor where you will find two double bedrooms with original wooden beams. A stylish bathroom suite boasting bath with rainfall shower, WC and wash hand basin, set within a vanity unit completes the accommodation.

Externally, located at the front there is a blocked paved area with a dedicated parking space for one vehicle.

The property benefits from gas central heating and double glazing throughout and is offered 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.

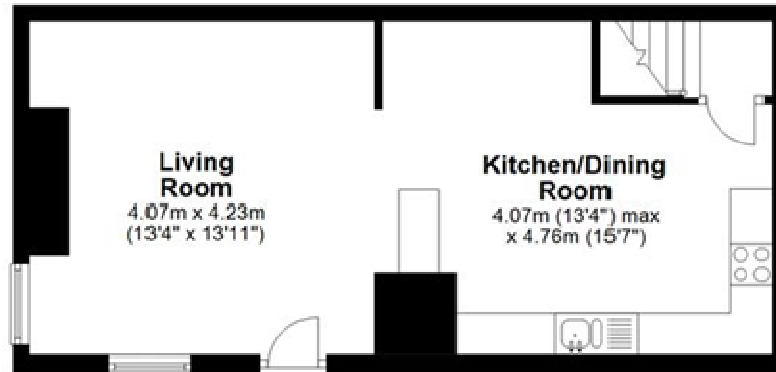
FREE MARKET APPRAISAL

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



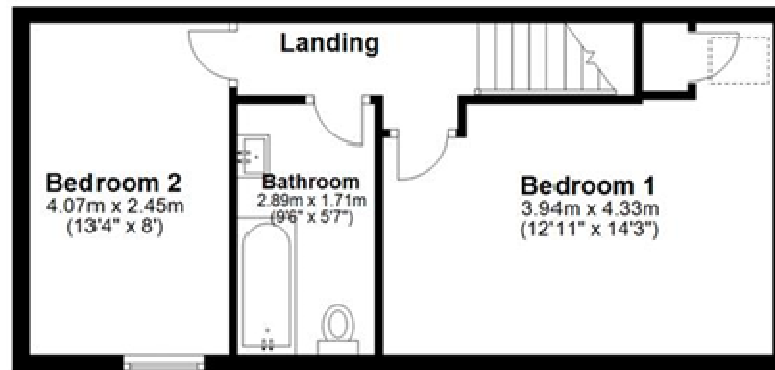
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 73.8 sq. metres (794.1 sq. feet)

7 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.



NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

DARLINGTON

General: 01325 488325

darlington@youngsrps.com

SEDGEFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

ALNWICK

General: 01665 606800

alnwick@youngsrps.com

DUMFRIES ^{R201}

General: 01387 402277

dumfries@youngsrps.com