



**Ennerdale,**  
Hextol Terrace, Hexham, Northumberland, NE46 2AD

**youngsRPS** 

**Ennerdale  
Hextol Terrace  
Hexham  
Northumberland  
NE46 2AD**

**Guide Price: £349,950**

A delightful three bedroom semi-detached family home ideally located within the sought after market town of Hexham, with driveway parking, garage and generous garden.

- Three bedrooms
- Well presented
- Spacious accommodation
- Generous garden
- Garage and driveway parking
- Potential to extend (subject to necessary consents)
- Popular and convenient location
- Energy efficiency rating D (58)

**youngsRPS**   
Hexham 01434 608980





### DESCRIPTION

A delightful three bedroom semi-detached family home ideally located within the sought after market town of Hexham, with driveway parking, garage and generous garden.

The property is perfectly positioned for the fantastic local schools and offers scope to create further accommodation (subject to the necessary planning consents).

The front door opens into the reception hallway with cloakroom/WC and stairs leading up to the first floor. The living room enjoys a bay window to the front elevation with real flame effect gas fire set within a stunning granite surround. The kitchen diner is fitted with a range of wall and base units with complementary laminate work surfaces and freestanding cooker. Doors from the dining area and kitchen lead out to the garden.

On the first floor there are three good sized bedrooms and a family bathroom. The bathroom includes a bath, shower, WC and wash hand basin set within a vanity unit.

Externally to the front of the property there is a block paved driveway leading to the garage. The rear garden is deceptively spacious and has been landscaped to provide a generous lawn area and patio.

### LOCATION

Hextol Terrace is centrally located within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham. 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 and 2021. 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, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic 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.

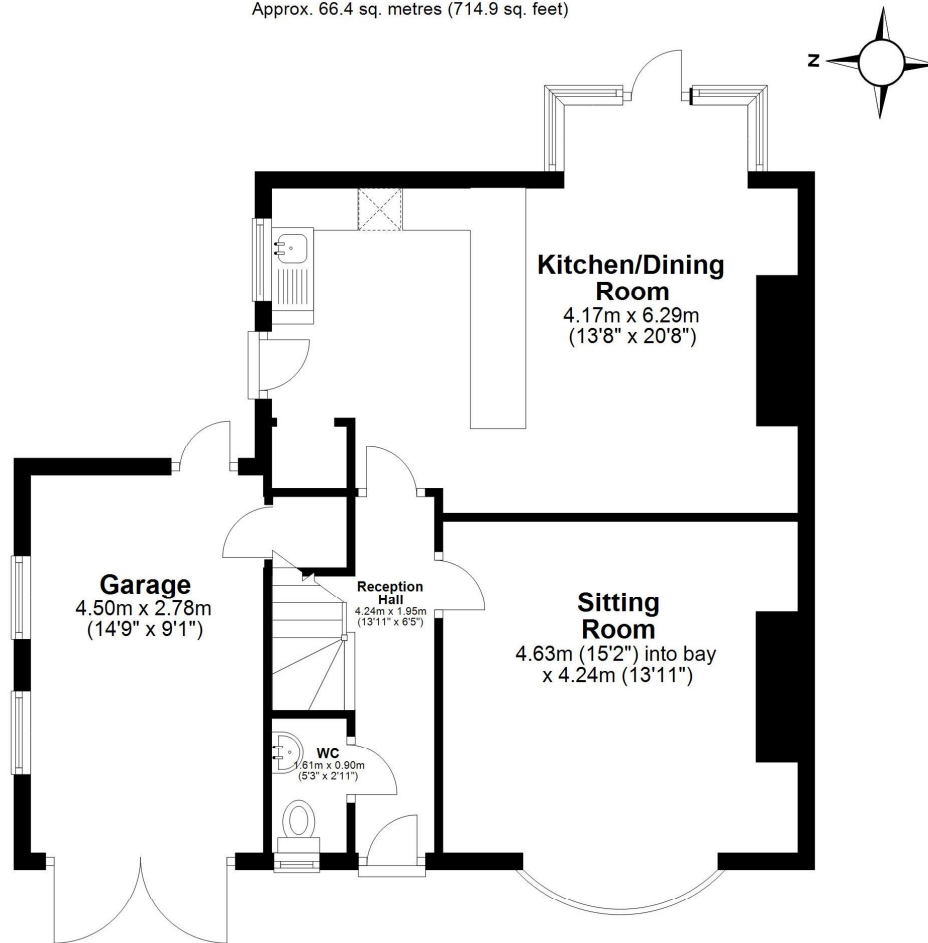
### FREE MARKET APPRAISAL

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



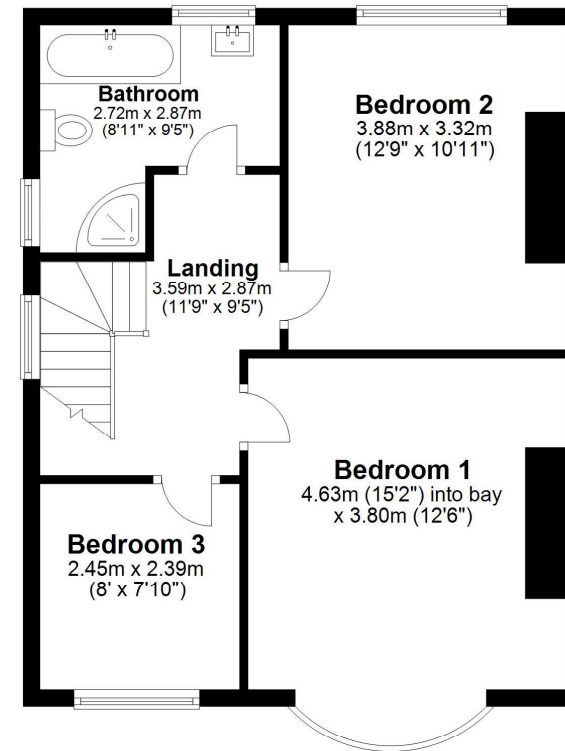
## Ground Floor

Approx. 66.4 sq. metres (714.9 sq. feet)



## First Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



Total area: approx. 116.6 sq. metres (1255.5 sq. feet)

### Ennerdale, Hextol Terrace, 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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