



13 Beaufront Avenue

Hexham, Northumberland, NE46 1JD

youngsRPS 

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Stunning three/four bedroom semi-detached family home which boasts a fantastic position whilst internally offering that overall Wow factor!

- Semi-detached home
- Three/four bedrooms
- Two reception rooms
- Well-presented throughout
- Garage and driveway parking
- Gardens and patio
- Walking distance to town centre
- Energy efficiency rating D

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01434 608980





DESCRIPTION

Stunning three/four bedroom semi detached family home which boasts a fantastic position whilst internally offering that overall Wow factor! The property sits on Beaufront Avenue which is a highly desirable area due to its close proximity of Hexham Town Centre, schools, shopping and leisure facilities, Hexham Railway Station and Bus Station are within walking Distance.

The property briefly comprises:- Entrance hallway with glazed door leading to a bright reception hall with staircase leading to the first floor, sitting Room with wall light points, open plan kitchen and dining area that leads to a family room with velux roof windows and patio doors leading onto the rear enclosed garden. The high spec kitchen has integrated appliances, there is an inner hall with internal door leading to the garage and external door to garden. To the first floor, you have two large double bedrooms, both of which have fitted wardrobes and a single bedroom with storage cupboard/wardrobe. The family bathroom has been finished to an excellent standard fitted with W.C., hand basin, bath and separate shower. There is a staircase from the landing which leads to the loft space which has been partially converted, for storage, with building regulations this may be converted to a bedroom. Externally to the front of the property, there is driveway parking sufficient for two cars leading to the

garage that has electric supply. To the rear a beautifully presented garden with Indian stone flagged patio area which is ideal for those who enjoy outdoor living and lawn with mature borders and shrubs.

Guaranteed to impress, this is a must view!

LOCATION

Beaufront Avenue 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, water and drainage. Gas central heating supplying radiators and hot water.

CHARGES

Northumberland County Council tax band C

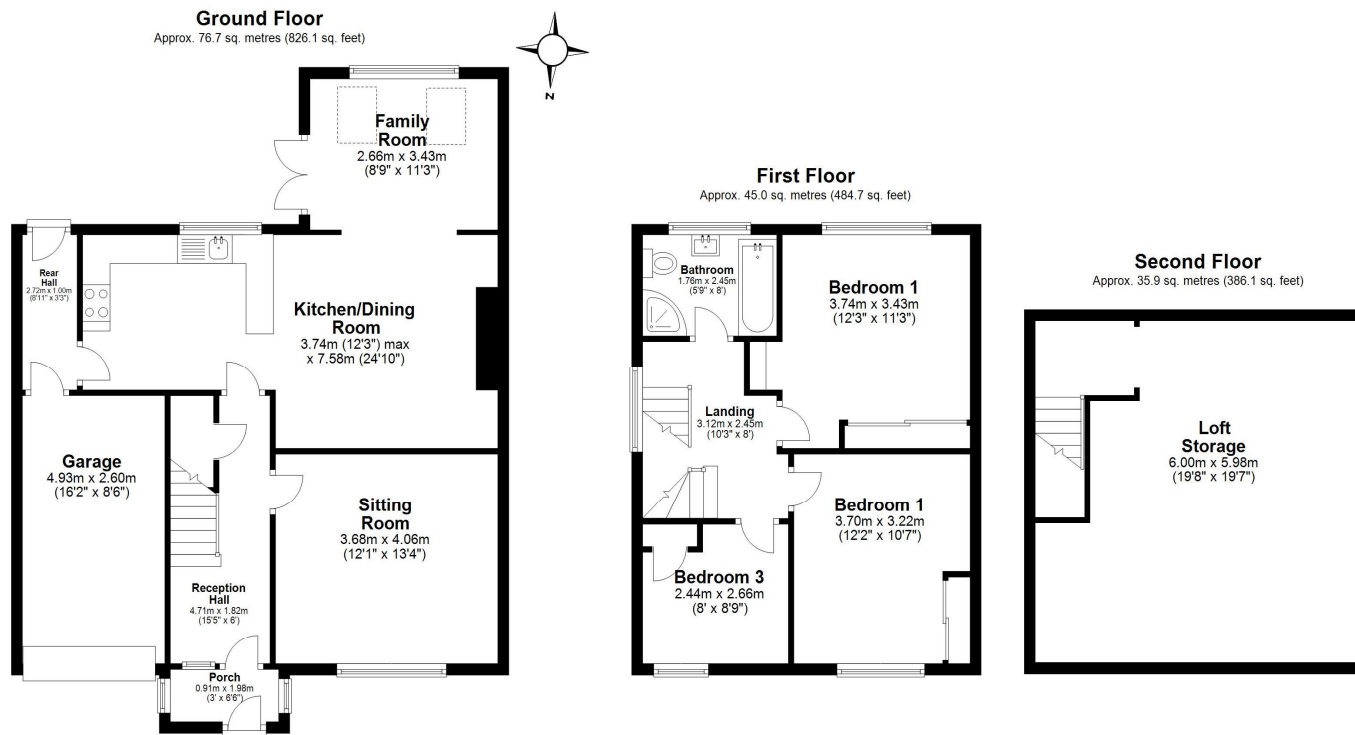
VIEWINGS

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.





Total area: approx. 157.6 sq. metres (1696.8 sq. feet)
13 Beaufront Avenue, 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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