



**6 Burn Lane**  
Hexham, NE46 3HN

**youngsRPS** 

# 6 Burn Lane

## Hexham

### NE46 3HN

A recently refurbished two bedroom ground floor apartment completed to an excellent standard benefiting from allocated parking and private outside space in the heart of Hexham.

- Ground floor apartment
- Two bedrooms
- Modern kitchen and bathroom
- Inglenook fireplace
- Private outside space
- Allocated parking
- Close to town centre
- Energy efficiency rating C



**youngsRPS** 

01434 608980



### DESCRIPTION

A recently refurbished two bedroom ground floor apartment completed to an excellent standard benefiting from allocated parking and private outside space in the heart of Hexham.

Entering the apartment to the rear of the property via private entrance there is a porch/utility area with laminate flooring, laminate worktop with under counter space and plumbing for a washing machine. The open plan kitchen/lounge offers laminate flooring throughout, an inglenook fireplace and double glazed window to the front, wall and base units with contrasting work surfaces, stainless steel sink with mixer tap, integral dishwasher, electric hob and oven with extractor hood and splashback. There is a double bedroom with rear aspect and single bedroom with front, a partially tiled bathroom with WC, wash hand basin, chrome towel rail and bath with shower over.

Externally the property enjoys a great patio and gravelled area, with allocated parking to the side.

### LOCATION

Burn Lane is ideally located only a short walk to the centre of the popular market town of Hexham. Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a

sought-after thriving market town, hosting the historic Hexham Abbey, Old Gaol Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema, galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks.

Hexham is set 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. Surrounded by the tranquil Tyne Valley countryside, you can travel via Hexham Railway Station, the modern bus station or car.

### SERVICES

Mains electricity, water and drainage. Gas central heating supplying radiators and hot water.

### VIEWINGS

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

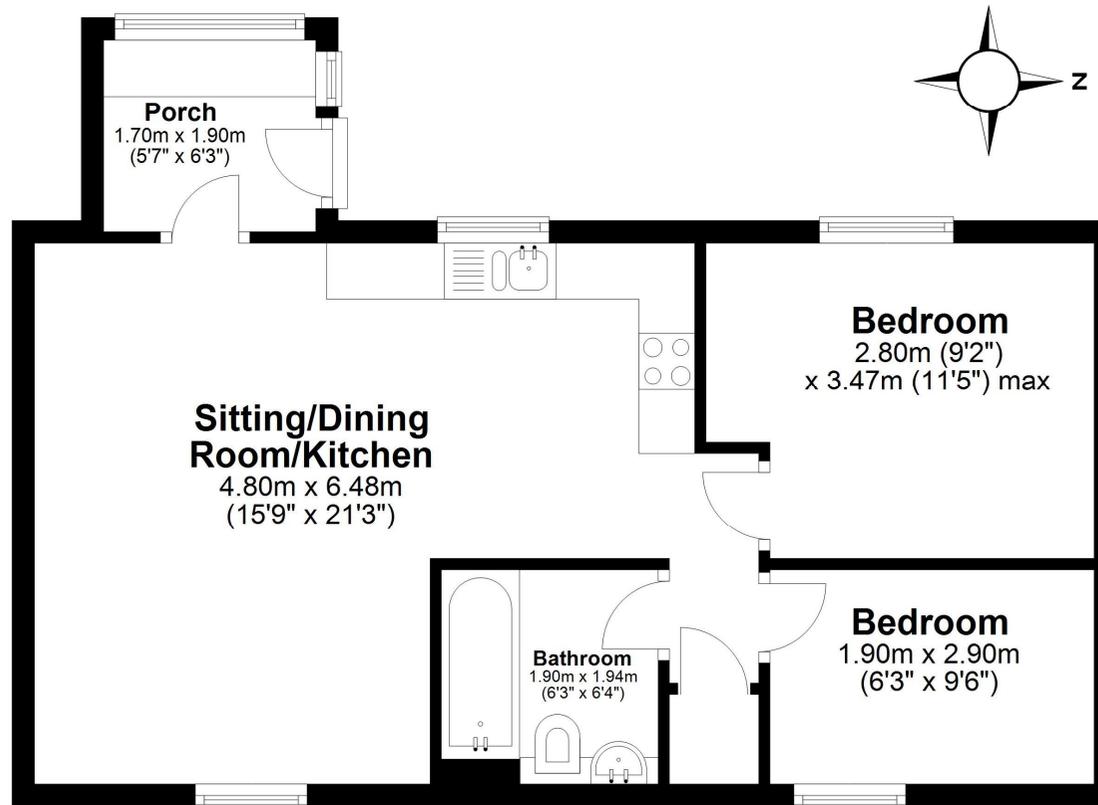
### FREE MARKET APPRAISAL

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



# Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



Total area: approx. 48.9 sq. metres (526.6 sq. feet)  
**6 Burn Lane, 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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