



**23 Dotland Close**  
Hexham, NE46 1UF

**youngsRPS** 

# 23 Dotland Close Hexham NE46 1UF

Ideal investment property/ first time buyers.

- Investment opportunity
- 3 Bedrooms
- Link detached
- Garage
- Close to town centre
- Double glazing
- Garden
- Energy efficiency rating C



**youngsRPS** 

Youngs Hexham 01434 608980



### DESCRIPTION

Rare opportunity to purchase this three bedroom link detached property with gardens and garage situated in a popular and convenient area of Hexham, within easy reach of all the facilities and amenities the town centre has to offer.

The accommodation briefly comprises of entrance porch, hall with staircase leading to first floor, sitting room with timber fireplace, kitchen having wall and base cabinets, two double bedrooms and bathroom to the first floor.

The property is in need of complete renovation and modernisation which has been reflected in the price. The property benefits from gas central heating to radiators and double glazing, there are front and rear garden with driveway parking leading to a single garage.

Externally there is driveway parking and a single garage, the gardens are mainly laid to lawn with mature shrubs.

### LOCATION

Situated near to the centre of Hexham, the property is ideally located near, major shops and a full range of retail and leisure

facilities. This vibrant Market town enjoys good public transport links, for commuters, rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A69 and A68.

### SERVICES

Mains electricity, 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.

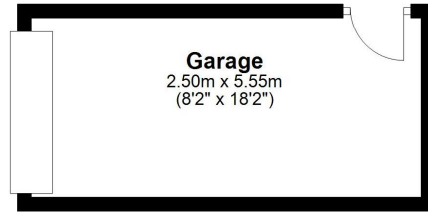
### FREE MARKET APPRAISAL

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



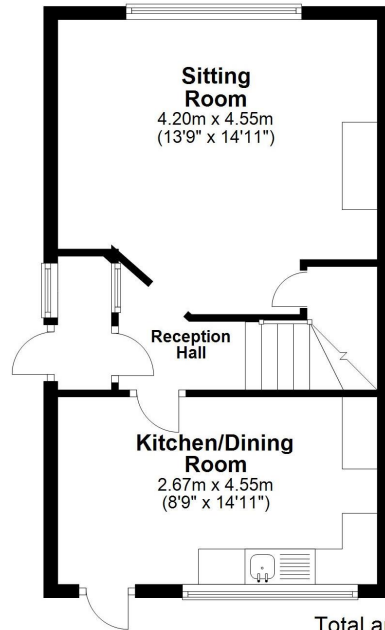
### Garage

Approx. 13.9 sq. metres (149.3 sq. feet)



### Ground Floor

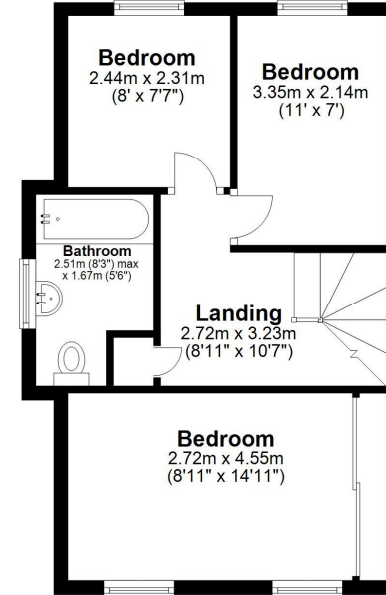
Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.9 sq. feet)

### First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Plan produced using PlanUp.

## 23 Dotland Close, 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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