



5 St. Johns Road
Hexham, NE46 2AT

youngsRPS 

5 St. Johns Road Hexham NE46 2AT

Situated in the popular west end of Hexham, this three-bedroom semidetached family home is offered for sale with no forward chain.

- Three bedrooms
- Semi detached
- Bright & spacious
- Front & rear gardens
- Driveway parking
- Sought after location
- No forward chain
- Energy Efficiency Rating D

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Youngs Hexham 01434 608980





DESCRIPTION

The accommodation which must be viewed to be appreciated is light bright and spacious. On entering the front door there is a spacious hallway with staircase leading to the first floor. The lounge/dining room enjoys dual aspect windows and a wall mounted electric flame fire with timber mantle above. To the rear of the lounge the window could easily be replaced with patio doors to directly access the garden. The spacious kitchen which has direct access from the hall as well as the lounge, is fitted with an excellent range of floor and wall cabinets with contrasting work surfaces and splash back ceramic tiling to walls, stainless steel sink unit and drainer with mixer tap over, electric oven with gas hob over and extractor fan above, plumbing for washing machine, space for fridge freezer and windows to the rear and side elevation. As well as this, the kitchen has a large walk in pantry which could be integrated into the kitchen to make a dining area. The first floor has three bedrooms and a family bathroom comprising of P shaped panelled bath with shower over, pedestal hand basin with mixer taps over, low level WC and two frosted glass windows. The third bedroom enjoys a large built in cupboard.

The property benefits from gardens to the front and rear with driveway parking. To the front the garden is laid with block paving and gravel with a raised flower bed and a drop kerb onto driveway parking. There is side access to the rear garden, which is laid with artificial grass, gravel pathway and well stocked borders.

LOCATION

St Johns Road is in the desirable west end of Hexham, within a short walk to the centre of town. The market town of Hexham is the amenity centre for the surrounding rural communities offering a wide variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the East as well as Carlisle to the West. The property is on the town bus route which runs every half and hour.

SERVICES

Mains gas, electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council Tax Band B

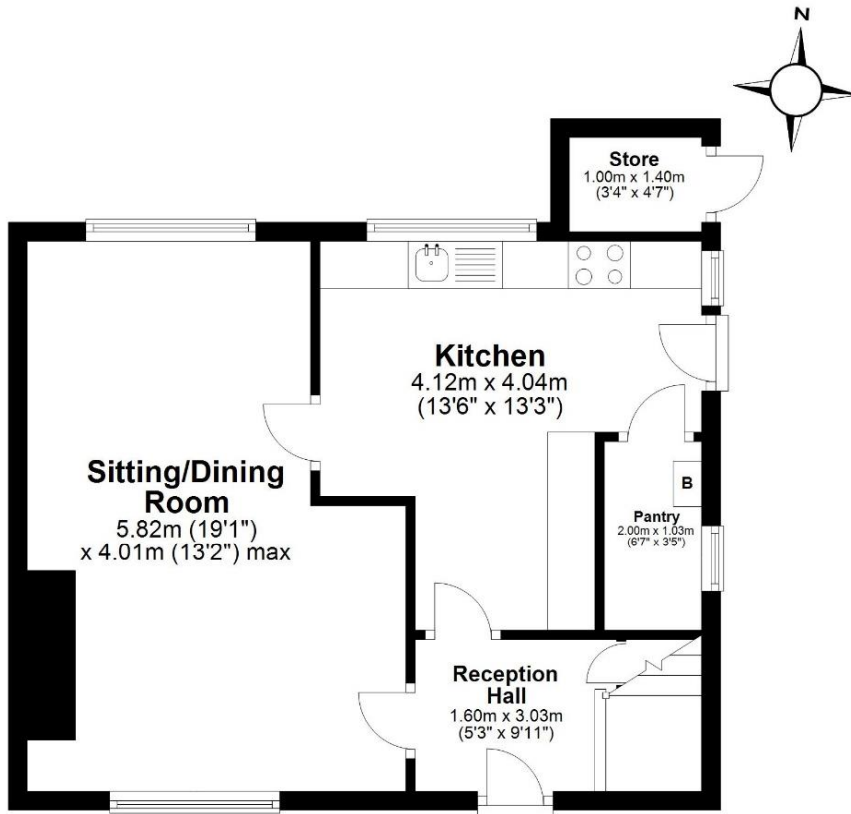
FREE MARKET APPRAISAL

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



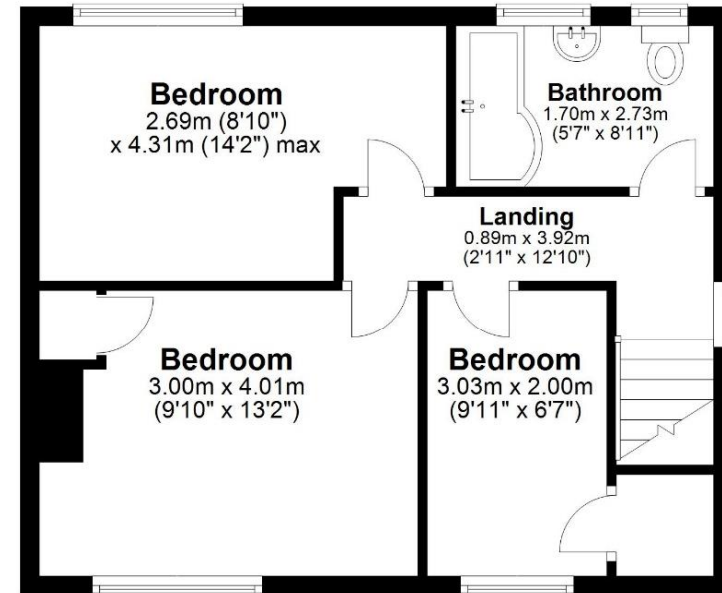
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 84.8 sq. metres (913.3 sq. feet)

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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