



24 Shaws Park,
Hexham, NE46 3BJ

youngsRPS 

24 Shaws Park Hexham NE46 3BJ

Situated in the desirable west end area of Hexham on the Shaws Park development. This property benefits from split-level spacious living with south-facing terraced gardens to the rear, double garage and driveway parking.

- Four-five bedrooms
- Split-level spacious accommodation
- South facing gardens
- Double garage
- Driveway parking
- Solar panels for hot water
- Desirable West End of Hexham
- Energy efficiency rating E



youngsRPS 

Youngs Hexham 01434 608980



DESCRIPTION

Situated in the desirable west end area of Hexham on the Shaws Park development. This four/five-bedroom property benefits from split-level spacious living with south-facing terraced gardens to the rear, double garage and driveway parking. The property offers generous versatile accommodation with gas central heating, double glazing and solar panels for domestic hot water. The front doors open into a welcoming entrance hall with access to the integral garage, cloakroom, downstairs bedroom with fitted wardrobe and ensuite having corner shower enclosure, handbasin and WC. The ground floor also comprises a study/small bedroom, cloakroom/WC, utility/laundry room and storeroom. From the hallway a semi-circular staircase leads up to a gallery landing on the first floor. The kitchen which is situated to the front elevation of this floor is fitted with an excellent range of floor and wall cabinets, gas hob with extractor above, eye level double oven, one and half bowl sink unit with mixer tap over and plumbing for a dishwasher and leads onto a separate dining area leading onto a spacious living room with attractive fireplace with marble inset, housing a living flame fire and large sliding doors opening onto a patio area and garden beyond. The family bathroom has panelled bath, hand basin set into a vanity unit, corner shower enclosure and WC. The principal bedroom to the front elevation has fitted wardrobes, corner shower enclosure

and hand basin. You will also find a further two bedrooms on this floor, one with fitted wardrobes.

Externally, the property occupies an attractive position in a short cul-de-sac with driveway parking, and an Integral Garage with electric door and power. The rear garden, which is south facing enjoys a pleasant, paved patio, lawn with mature borders.

LOCATION

Situated in the desirable West End of Hexham, the principal town of the popular Tyne Valley and only a short drive away from the quaint village of Corbridge and several local attractions. The property is ideally located near to schools and the hospital, major shops and a full range of retail and leisure facilities. As well as good public transport links, for commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A69 dual carriageway from Newcastle to Carlisle.

SERVICES

Mains electricity/water and gas central heating.

CHARGES

Northumberland County Council tax band F

VIEWINGS

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

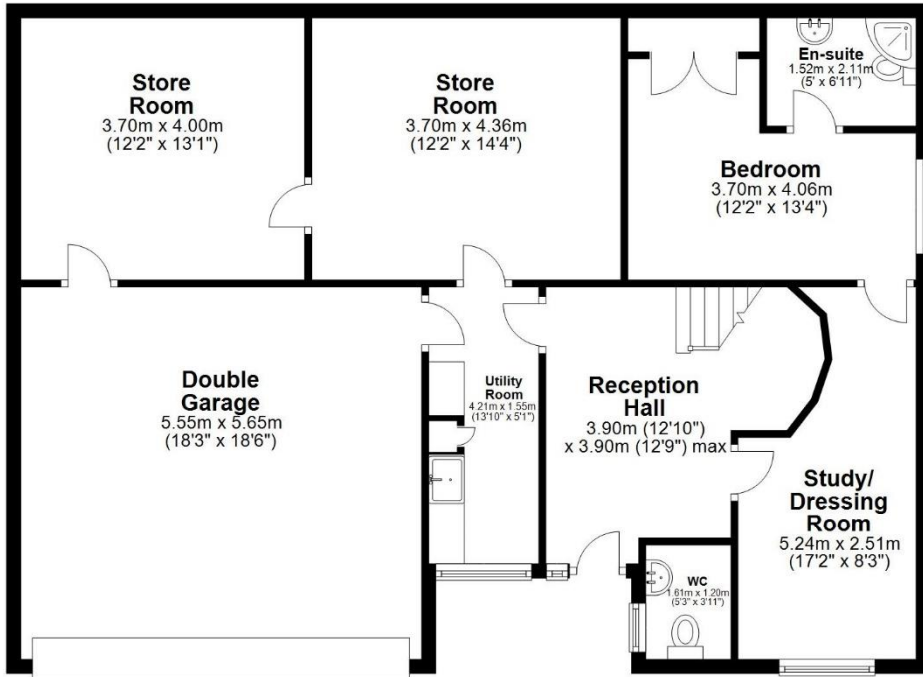
FREE MARKET APPRAISAL

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



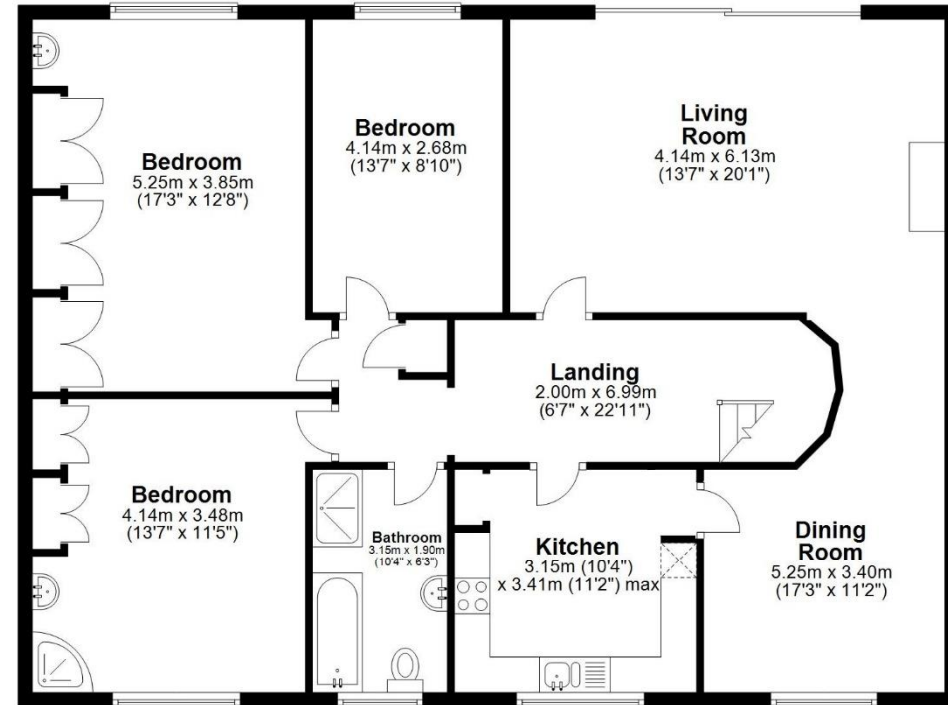
Ground Floor

Approx. 112.1 sq. metres (1206.5 sq. feet)



First Floor

Approx. 120.5 sq. metres (1297.5 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.



NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES

General: 01387 402277

dumfries@youngsrps.com