



# 15 Leazes Crescent

Hexham, Northumberland, NE46 3JZ

youngsRPS 

# 15 Leazes Crescent Hexham Northumberland NE46 3JZ

A traditional stone fronted Victorian four bedroom mid terraced house located in the west end of Hexham.

**Guide Price: £315,000**

- Four bedrooms
- Two reception rooms
- Spacious and versatile accommodation
- Original features throughout
- Gas central heating and double glazing
- Delightful rear yard
- Popular and convenient location
- Energy efficiency rating D

**youngsRPS** 

Youngs Hexham 01434 608980





### DESCRIPTION

A traditional stone fronted Victorian four bedroom mid terraced house located in the west end of Hexham. The property is well-presented throughout with numerous original features such as cast iron fireplaces, high ceilings, deep skirtings, picture rails, attractive coving and ceiling roses. The well proportioned and spacious accommodation is accessed via the front door which leads into the entrance vestibule then through to the hallway. The sitting room enjoys a bay window and feature fireplace housing an open fire with the dining room offering a similar feature fireplace with a window overlooking the rear yard. The kitchen includes a range of modern units with a SMEG range cooker and freestanding fridge freezer. External door leading out to the rear yard. A staircase in the hallway leads up to the first floor with a family bathroom comprising of a bath with shower attachment, separate shower cubicle with rainfall shower, WC and wash hand basin. There are three good sized bedrooms and a smaller fourth bedroom/study.

Externally to the rear of the property there is a delightful block paved yard with garage door onto the rear lane and two useful outhouses.

### LOCATION

Leazes Crescent is located in the desirable west end of Hexham, within a short walk of 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.

### 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 D.

### VIEWINGS

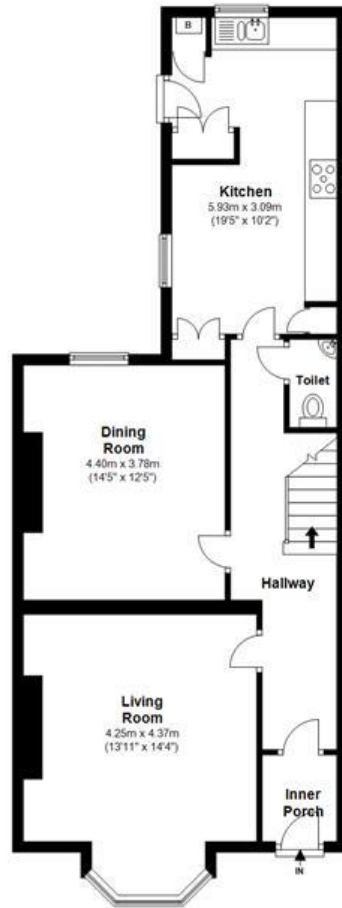
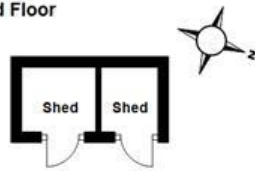
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

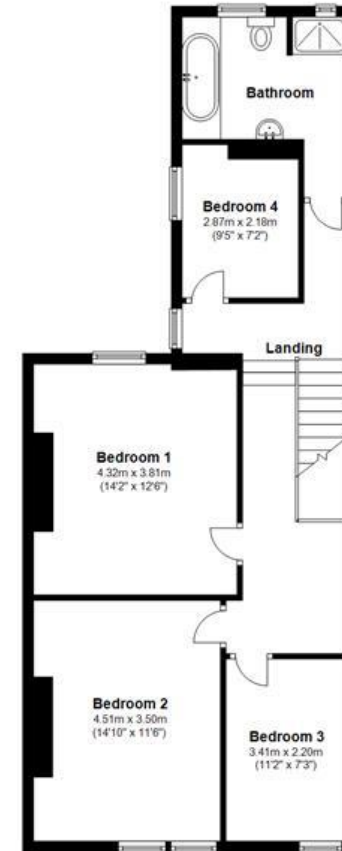
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



### Ground Floor



### First Floor



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