



## 2 Craneshaugh Close

Eastwood Grange, Hexham, Northumberland, NE46 2PG

youngsRPS 

# 2 Craneshaugh Close Eastwood Grange Hexham Northumberland NE46 2PG

**Guide Price: £225,000**

A semi-detached three-bedroom property situated in a desirable location within walking distance of the market town of Hexham.

- Three bedrooms
- Desirable location
- Popular cul-de-sac
- Front and rear gardens
- Open plan living
- Well-presented
- Parking and garage
- Energy efficiency rating C (72)

**youngsRPS**   
Hexham - 01434 608980





### DESCRIPTION

A semi-detached three-bedroom property situated in a desirable location within walking distance of the market town of Hexham. Situated on a peaceful cul-de-sac this family home boasts spacious living. Internally the accommodation briefly comprises entrance hallway with downstairs WC, leading through to a shaker-style kitchen, benefitting from an integrated oven and variety of wall and floor units. The kitchen also provides plumbing for a washing machine and dishwasher and space for a tumble-dryer. Leading from the kitchen an open plan living room diner boasts light and airy living space with double doors opening out onto the private rear garden. On the first floor the master bedroom benefits from a south facing aspect with two further double bedrooms at the rear of the property. There is also a spacious family bathroom with shower over the bath, wash hand basin and WC and insulated loft space. Externally the property benefits from a large private rear garden mainly laid to lawn, over two levels. There is also a small vegetable patch and patio area with garden shed. To the front a driveway leads to a single garage. The front garden enjoys a south-facing aspect with patio area and lawn.

### LOCATION

Craneshaugh close is situated within the Eastwood Grange development on the outskirts of Hexham yet within walking distance of all the facilities and amenities the town has to offer. The property is well placed for the excellent schools in Hexham and has easy access to Swallowship Woods and its extensive woodland walks. Hexham is within excellent road and rail distance of Newcastle and Carlisle.

### 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 C.

### VIEWINGS

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

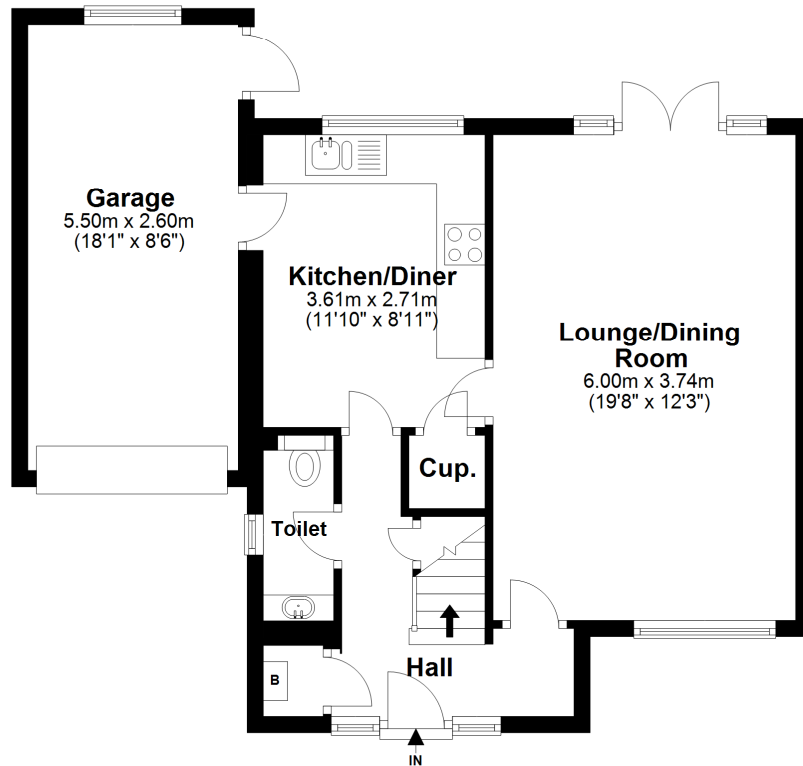
### MARKET APPRAISAL

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



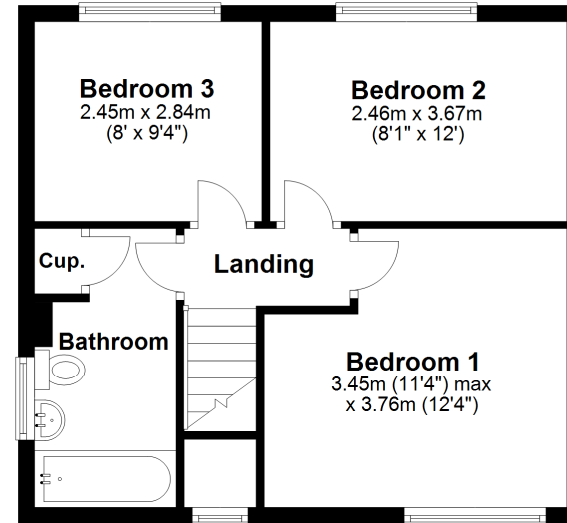
## Ground Floor

Approx. 59.6 sq. metres (641.9 sq. feet)



## First Floor

Approx. 39.7 sq. metres (427.0 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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**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
hexham@youngsrps.com

**Newcastle**  
23 Grey Street,  
Newcastle, NE1 6EE  
T: 0191 2610300  
newcastle@youngsrps.com

**Alnwick**  
31-33 Bondgate Within,  
Alnwick, NE66 1SX  
T: 01665 606800  
alnwick@youngsrps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
sedgefield@youngsrps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
northallerton@youngsrps.com

**Dumfries**  
Lochar House, Heathhall,  
Dumfries DG1 3NU  
T: 01387 402277  
dumfries@youngsrps.com