

SIGNATURE

NORTH EAST

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📍 Shaftoe Crescent, Hexham NE46 3DS

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Offers Over £495,000

Signature North East are delighted to welcome this substantial period property to the sales market.

Located in Hexham and situated on the popular Shaftoe Crescent on a safe cul-de-sac, this property is ideally located for all the excellent local amenities including highly regarded schooling of all ages, a train station and a wealth of shops, bars and restaurants. Hexham is a historic market town in South West Northumberland, around 25 miles to Newcastle City Centre and 37 miles to Carlisle.

The generous accommodation begins with a welcoming porch with parquet flooring. The spacious hallway leads to the large living room at the front of the home, offering a stunning bay window and a wood-burning stove, and on to the extensive dining kitchen. This perfect family room has the original feature stone fireplace and cupboards and leads to a stunning garden room with views of the private rear gardens leading down to Cockshaw Burn.

To the first floor, there are four bedrooms, one with en suite facilities and one currently used as a study, then a separate family bathroom.

To the third floor, there are a further two bedrooms and ample storage space.

Externally, there is a driveway to the front leading to the integral garage and a front garden with mature shrubs offering a private aspect to the property.

To the rear there is a large patio area with excellent woodland views and then a terraced, well-presented garden, leading down to the beck, with soft-fruit bushes and very productive apple and cherry trees.

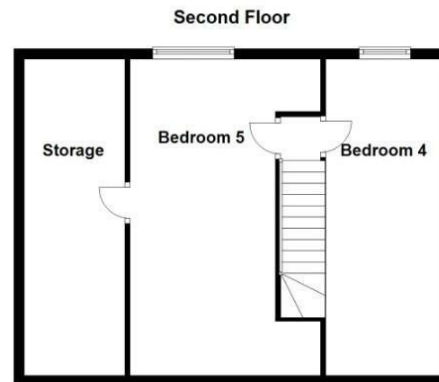
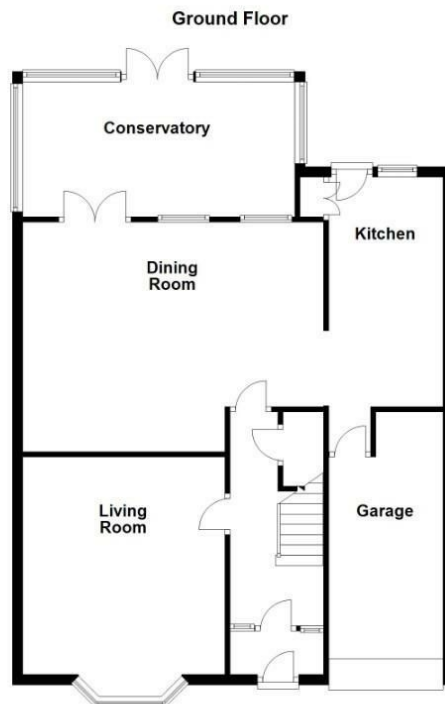
We advise early inspection of this beautiful home to truly appreciate what is on offer and to avoid disappointment.

This super home is well presented, immaculately maintained throughout and retains many of its original features offering any buyer a versatile and modern space to call home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
17'1" x 12'10"

Dining Room
19'1" x 14'7"

Kitchen
17'3" x 8'7"

Conservatory
17'11" x 8'7"

Bedroom One
14'5" x 12'1"

Bedroom Two
14'7" x 10'11"

Bedroom Three
20'11" x 7'9"

Bedroom Four
20'2" x 8'1"

Bedroom Five
20'2" x 13'1"

Bedroom Six
9'3" x 7'6"

Bathroom
11'5" x 10'3"

En Suite
7'11" x 6'8"

Garage
19'5" x 8'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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