



5 Croft Terrace
Hexham, NE46 2HQ

youngsRPS 

5 Croft Terrace

Hexham

NE46 2HQ

Quietly tucked away within walking distance of Hexham Town Centre, this three bedroom mid terraced home is approached via the front garden which is predominately laid to lawn with mature borders.

- Three bedrooms
- No onward chain
- Central location
- Beautifully presented
- Garden and patio
- Double glazing
- Feature fireplace
- Energy efficiency rating D



youngsRPS 

Youngs Hexham 01434 608980



DESCRIPTION

The property benefits from upvc double glazing, gas central heating and is offered for sale with no forward chain. The welcoming reception hall has a spindled staircase leading to the first floor with under stair storage, sitting room with attractive large inglenook fireplace with exposed brick and tiled hearth housing a multi fuel burning stove coving surrounds the ceiling, window with under wood panelling to the front elevation overlooking the garden .

The kitchen/ dining room which has recently been updated with an excellent range of floor and wall cabinets with contrasting work surfaces, integral appliances, stainless steel sink unit and drainer, a large east facing uPVC window accompanied by a smaller uPVC window and external access into the rear courtyard.

The first floor comprises of two generous sized double bedrooms; with one facing east enjoying views over the rear courtyard and one facing west with views over the garden. The family bathroom comes well equipped with three piece white suite, storage beneath basin, central taps on the bath, low level WC as well as a sliding door walk in shower. There is also a chrome finished heated towel rail and attractive painted panelling to dado height. Stairs with two partial turns lead to the second floor.

The bedroom on the second floor is of a great size and offers plenty of storage as well as a walk in wardrobe. There are three Velux windows; two facing west and one facing east ensuring that this room is also incredibly light and airy.

To the rear and east lies a flagged courtyard which has two coal and wood stores, this area provides an ideal space for a table and chairs and will benefit from a great amount of morning sun. To the front and west lies a majority of the property's gardens; they are primarily laid to lawn with generous borders.

LOCATION

Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a sought-after thriving market town, hosting the historic Hexham Abbey, Old Gaol Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema, galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks.

Hexham is set within excellent road and rail distance of Newcastle, Carlisle and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits. Surrounded by the tranquil Tyne Valley countryside, you can travel via Hexham Railway Station, the modern bus station or car.

SERVICES

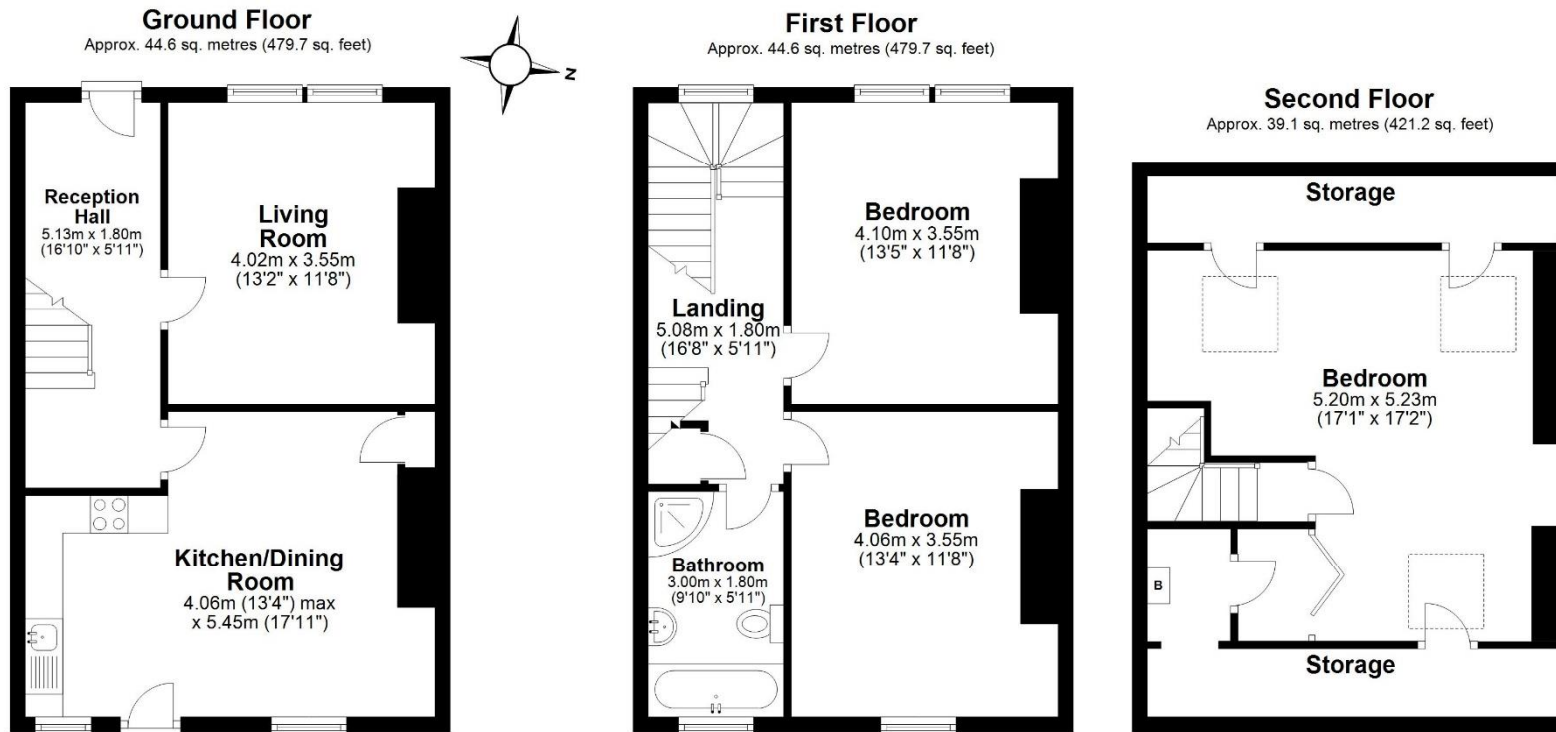
Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band B

VIEWINGS

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



Total area: approx. 128.3 sq. metres (1380.7 sq. feet)

Plan produced using PlanUp.

5 Croft Terrace, Hexham

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.



R201



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