



**The Cottage,**  
South Park, Hexham, Northumberland, NE46 1BT

**The Cottage**  
**South Park**  
**Kirkstyle**  
**Hexham**  
**Northumberland**  
**NE46 1BT**

**Guide Price: £279,950**

Charming two bedroom cottage, conveniently situated within walking distance of the centre of the popular market town of Hexham.

- Two bedrooms
- Spacious and well presented accommodation
- Popular and convenient location
- Gas central heating and double glazing
- Paved garden
- Parking
- No onward chain
- Energy efficiency rating D (58)

**youngsRPS** 

01434 608980





### DESCRIPTION

Charming two bedroom cottage, conveniently situated within walking distance of the centre of the popular market town of Hexham.

The property offers spacious and well presented accommodation throughout. The front door opens into the entrance hall with stairs leading up to the first floor and a cloakroom/WC. The living room includes a feature fireplace housing a gas stove and an under stairs storage cupboard. A door leads through to the kitchen diner with a range of fitted wall and floor units with integrated appliances including a gas hob, electric oven, fridge and dishwasher. There is a pantry cupboard and French doors leading out to the garden. On the first floor there are two double bedrooms, with the master bedroom benefiting from two storage cupboards. The shower room is fitted with a shower, WC and wash hand basin. Externally the garden is paved and includes parking with gated access and a summerhouse.

### LOCATION

The Cottage is situated 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. The thriving market town of Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. The streets of Hexham are home to many independent businesses, from delicatessens and greengrocers through to sport and arts centres.



Despite being surrounded by the tranquil Tyne Valley countryside, Hexham is 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.

### SERVICES

Mains electricity, water, gas 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 YoungsRPS, Hexham on 01434 608980.

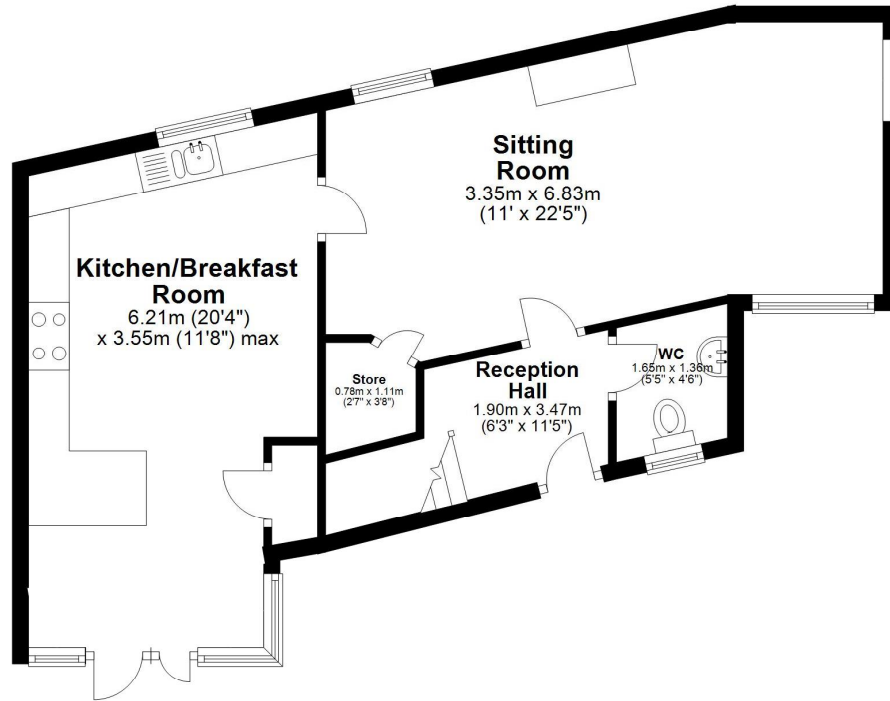
### FREE MARKET APPRAISAL

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



## Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



## First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Total area: approx. 95.7 sq. metres (1030.6 sq. feet)  
**The Cottage, South Park, 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.



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