



1 Beech Hill,
Hexham, Northumberland, NE46 3AG

youngsRPS 

**1 Beech Hill
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Hexham
Northumberland
NE46 3AG**

Guide Price: £435,000

A fantastic three bedroom semi detached property situated in a highly desirable area of Hexham. The property benefits from beautiful gardens to the rear.

- Semi detached property
- Desirable location
- Three bedrooms
- Two reception rooms
- Well presented
- Lovely gardens
- Small detached garage for storage
- Energy efficiency rating D (58)

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Hexham - 01434 608980





DESCRIPTION

A well presented three bedroom semi detached property situated in a highly desirable area of Beech Hill in Hexham. The property enjoys spacious accommodation and benefits from delightful gardens. Internally the accommodation briefly comprises; reception hallway providing access into the living room, with dual aspect windows allowing lots of natural light. The living room boasts a feature fireplace housing a coal effect gas fire, and patio door opening out onto the gardens. There is a separate dining room with attractive bay window overlooking the gardens and fireplace coal effect gas fire. The kitchen is tastefully fitted with a range of solid wood wall and floor units by 'Alexander Carrick' in Corbridge with complementary work surfaces incorporating a stainless steel sink with mixer tap over, integrated appliances including a Neff dishwasher, fridge and oven with ceramic hob and extractor above. Off the kitchen is a useful utility cupboard with plumbing for a washing machine. A door in the kitchen provides access to outside. Stairs lead up to the first floor where there are three good sized bedrooms and stylishly fitted bathroom comprising a bath, large separate shower cubicle, wash hand basin and low level WC. Externally the property is approached via a driveway providing off street parking, leading to a small detached garage suitable for storage. There is an outhouse in the basement which can be

accessed from outside and two storage outhouses, all of which provide good storage space. The gardens to the rear are of a good size and are mainly laid to lawn with raised patio areas. To the front there is a small garden with bushes and shrubs bordered by mature hedging.

LOCATION

Beech Hill is situated in the West End of Hexham, 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 D.

VIEWINGS

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

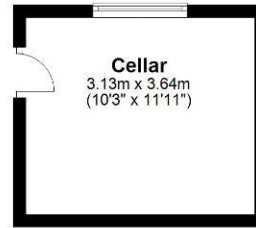
MARKET APPRAISAL

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



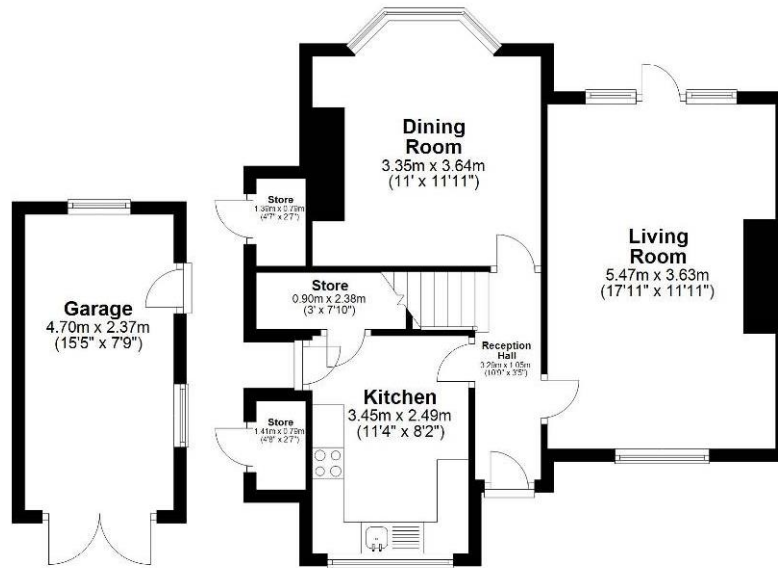
Cellar

Approx. 11.4 sq. metres (122.6 sq. feet)



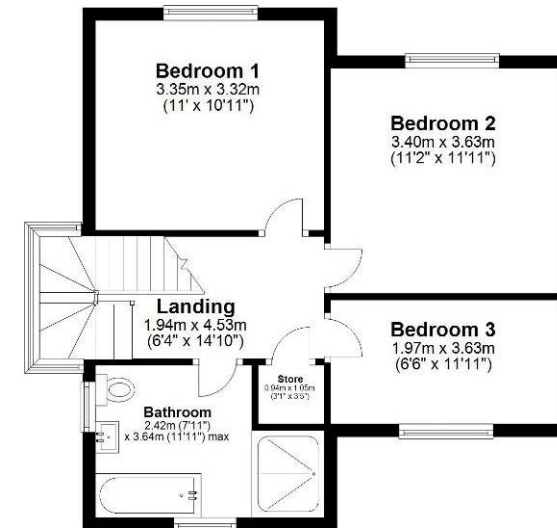
Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.1 sq. feet)



Total area: approx. 103.2 sq. metres (1111.2 sq. feet)

1 Beech Hill, 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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