



# 4 Dilston Avenue Hexham Northumberland NE46 1JE

An attractive two-bedroom semi-detached house in the sought-after area of central Hexham market town, granting easy access to local amenities and transport links.

- Semi-Detached
- Two Bedroom
- Walking distance to town centre
- Driveway Parking
- Garage
- Garden
- Gas Central Heating
- Energy Efficiency rating TBC

**youngsRPS** 

Youngs Hexham 01434 608980





### DESCRIPTION

The front door leads into the hallway with original wooden floors through and into a spacious lounge/diner with wood burning stove. To the left as you enter the front door is a spacious living room with bay windows and newly fitted oak effect laminate flooring.

From the lounge/diner you have access to the rear garden through patio doors and also into the newly fitted kitchen, which has base units, complimentary work surfaces, overhead shelving and an electric oven with induction hob. You can access the garden from the kitchen through a single door to the back elevation and the garage to the front elevation.

On the first floor there are two generously sized bedrooms. The master bedroom, which is very generous in size, has bay windows to the front elevation and a small walk-in cupboard. The second double bedroom has windows to the rear of the house overlooking the garden. There is a bathroom with a bath with shower overhead, sink and storage cupboard which also houses the boiler, and a separate room for the toilet. Generous loft with easy access via a pull-down ladder.



### EXTERNALLY

Externally to the front of the property there is a block paved area with low maintenance potted plants and a drive with one dedicated space and a single garage. The rear garden is mainly lawn with flowers to boarder and a paved patio area and shed.

### SERVICES

Gas central heating, mains electricity and water.

### CHARGES

Northumberland County Council Tax Band B

### DEPOSIT

£1030 deposit.

### VIEWINGS

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



**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](mailto:northallerton@youngsrps.com)

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100  
[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

**NEWCASTLE**  
General: 0191 261 0300  
[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000  
[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

**DUMFRIES**  
General: 01387 402277  
[dumfries@youngsrps.com](mailto:dumfries@youngsrps.com)