



1 Fairwood Road,
Hexham, Northumberland, NE46 1LG

youngsRPS 

**1 Fairwood Road
Hexham
Northumberland
NE46 1LG**

Guide Price: £225,000

Immaculately presented three bedroom semi detached house with gardens and driveway parking situated close to the centre of the popular market town of Hexham.

- Three bedrooms
- Modern kitchen and bathroom
- Contemporary décor throughout
- Spacious accommodation
- Driveway parking and garage
- Front and rear gardens
- Popular and convenient location
- Energy efficiency rating D (67)



Hexham 01434 608980





DESCRIPTION

Immaculately presented three bedroom semi detached house situated within walking distance of the town centre.

The property has been completely renovated by the current owners to a high standard, with stylish and contemporary décor throughout.

The kitchen diner fitted with a range of modern white wall and base units with complimentary work surfaces incorporating a range of integral appliances including a 5 ring gas hob, double oven, fridge, freezer, washing machine and a separate dishwasher. An external rear door in the kitchen leads out to a raised decking area, an ideal space for entertaining.

The spacious living room is dual aspect and includes a wood burning stove with stone hearth and oak mantle.

Completing the ground floor accommodation is a WC and wash hand basin. A staircase with glass balustrade and oak handrail extends up to the first floor, on the bottom turn of the staircase is a useful stowaway cupboard with lift up hatch.

On the first floor there are three good sized bedrooms with the two larger bedrooms benefitting from storage cupboards.

The main bathroom is fitted with a stylish white suite comprising of a panelled bath with electric shower over, WC and wash hand basin set within a vanity unit.

Externally to the front of the property there is a paved driveway with an electric car charging point and garage with

electric roller door, the front garden area is mainly laid to lawn with hedged borders.

The landscaped rear garden enjoys a raised decking area with glass balustrade which is accessed from the kitchen or a side gate. There are steps from the decking leading down into the main garden area which is mainly gravelled with a pond in the centre and patio area.

LOCATION

The market town of Hexham is the amenity centre for the surrounding rural communities offering a wide variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

SERVICES

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

CHARGES

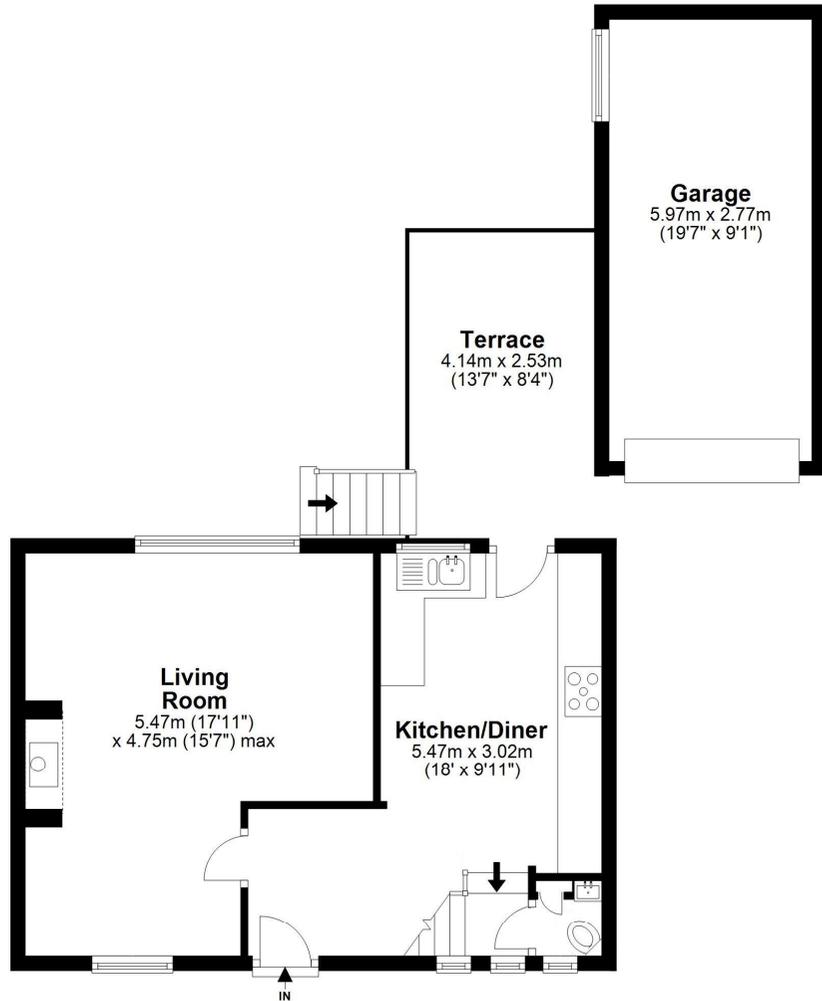
Northumberland County Council tax band C.

VIEWINGS

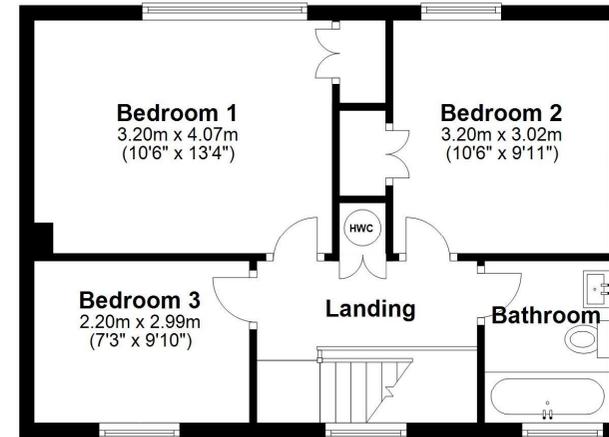
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



Ground Floor
Approx. 70.7 sq. metres (760.9 sq. feet)



First Floor
Approx. 43.3 sq. metres (465.9 sq. feet)



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