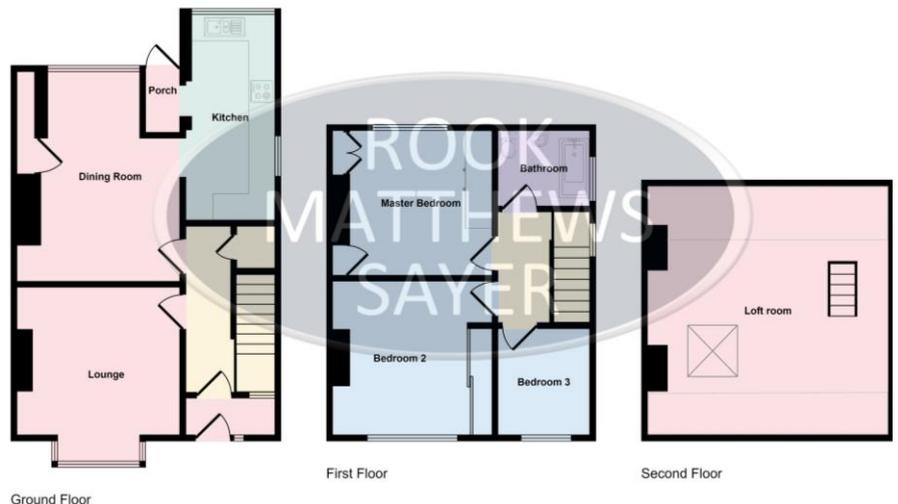




Redburn Villas Acomb

- Rare To Market
- No Upper Chain
- Driveway and Garage
- Gardens Front & Rear
- Freehold
- Council Tax: C
- EPC: D



Offers in the Region of £249,500

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Redburn Villas

Acomb

Rook Matthews Sayer are delighted to offer this wonderful three bedroom, semi-detached home to the sale market.

Located in the popular village of Acomb on the outskirts of Hexham town centre, this property offers well proportioned rooms throughout, versatile living space and an abundance of potential for any new owner.

The property begins:

Hallway - 2.04m (6'8) x 1.41m (4'8)

A secure porch leading into a spacious hallway with access to all principal rooms, laminate flooring and neutral décor.

Lounge - 3.86m (12'8) x 3.47m (11'4)

A beautiful sizeable living room to the front with bay window overlooking the front garden, high ceilings and a gas fire.

Dining Room - 5.08m (16'8) x 3.87m (12'8)

To the rear a spacious dining room with a gorgeous feature fire surround, laminate flooring and a large bay style window overlooking the rear garden.

Kitchen - 3.52m (11'6) x 1.40m (4'7)

A light and well-equipped kitchen with a range of quality wall and base units, modern worktops and some freestanding appliances.

Rear Porch

A useful vestibule suitable for storage or a boot room with access to the garden.

To the first floor:

Bathroom - 1.73m (5'8) x 2.11m (6'11)

Fully tiled bathroom with white bathroom suite.

Bedroom 1 - 3.57m (11'8) x 3.73m (12'3)

Bedroom 2 - 3.38m (11'1) x 3.36m (11'0)

Bedroom 3 - 2.15m (7'0) x 2.47m (8'1)

All bedrooms are fully carpeted with fitted storage and wonderful views of the surrounding countryside. The loft space has a pull-down ladder from the landing and offers, lighting / heating and solid flooring with carpet.

Garden

Front and rear, laid to lawn.

Garage

Detached single garage to rear.

Tenure:

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: C

EPC Rating: TBC

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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