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ABBEY VIEW, HEXHAM, NE46

Offers Over £160,000

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Well-Presented Three-Bedroom Terraced Home, Front and Rear Gardens, Sunroom, En Suite to Master Bedroom, and a Garage Positioned Nearby for Added Convenience.

Internally, the property includes a bright lounge, spacious kitchen/dining area, sunroom, three well-proportioned bedrooms (one with en suite), and a family bathroom, along with a good-sized cupboard. The home is double-glazed throughout and offers practical storage and flexible living space across two levels.

Located in the popular Abbey View area of Hexham, the property enjoys excellent access to local amenities, schools, and transport links, along with scenic views across the Tyne Valley. The property is set in a peaceful location close to Dukes House Wood.

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Internal accommodation briefly comprises: Entrance into a welcoming lobby with a convenient storage cupboard. From here, you step into a well-proportioned lounge featuring a front-aspect window, wood-effect flooring, and stairs rising to the first floor. The lounge leads through to a bright kitchen/diner, fitted with a range of wood wall and base units, integrated appliances including oven, hob and extractor fan, tiled flooring, a front-facing window, and ample space for a dining table.

Upstairs, the landing provides access to three bedrooms, and a good-sized storage cupboard. The principal bedroom is a spacious double and benefits from its own en suite shower room. The remaining bedrooms are both well-sized, one of which enjoys views over the rear. The modern family bathroom includes a bath with overhead shower, washbasin, and WC. From the landing, a door opens to the sunroom, and offers direct access out to the rear garden which is very private.

All front-facing rooms of the house have delightful views out on to Tyne Valley.

Externally, the property includes gardens to both the front and rear. A nearby garage provides convenient off-street parking. The home is double-glazed throughout and is ideally located within easy reach of local amenities.



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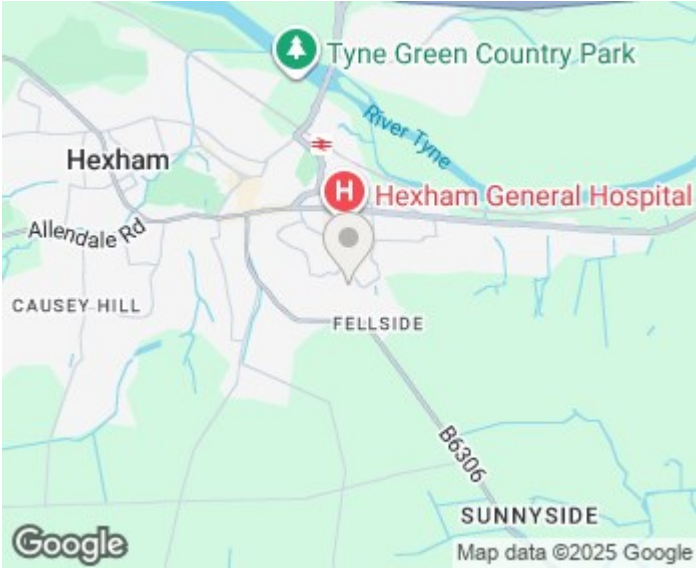
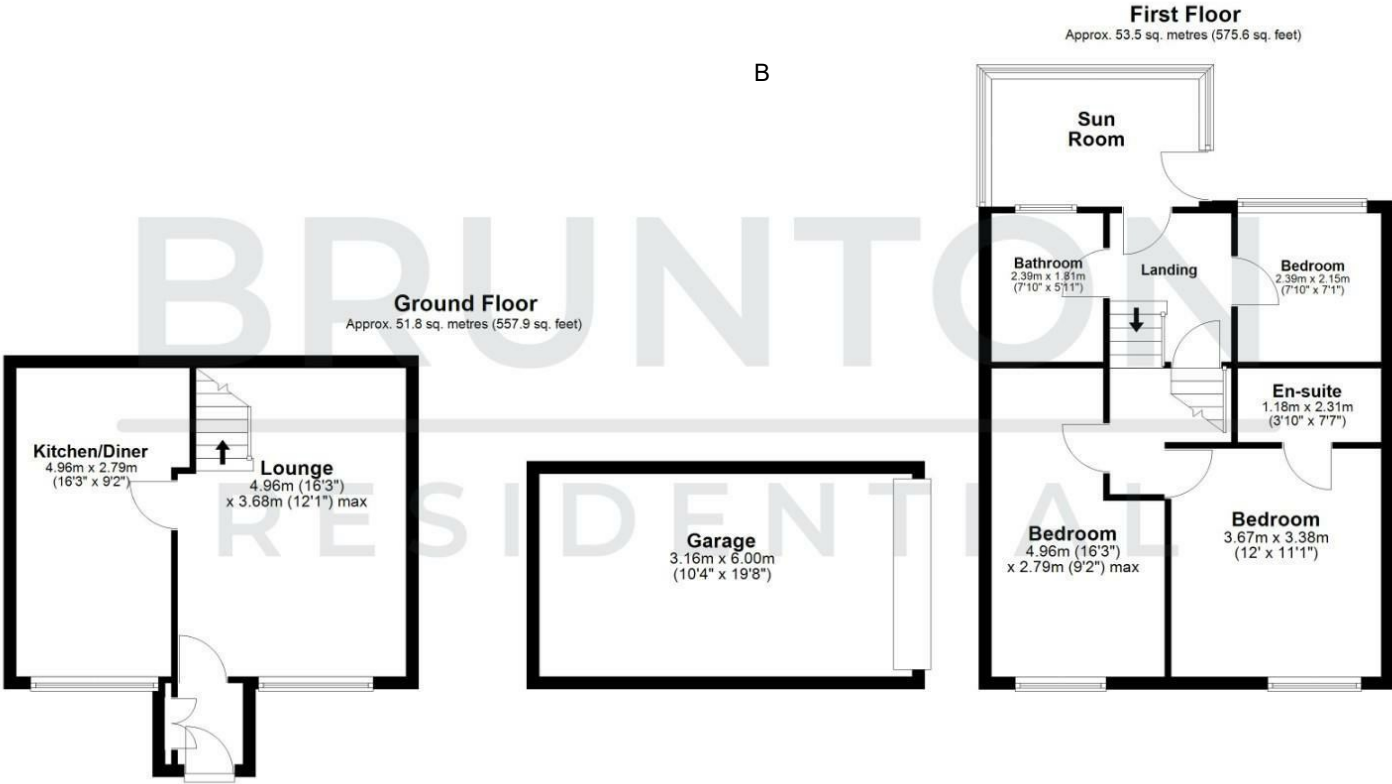
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	73		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	