



22 Collingwood Drive
Hexham, NE46 2JA

youngsRPS 

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Hexham

NE46 2JA

A well-presented three bedroom detached property located on the popular Beaumont Park development on the South West periphery of Hexham. The property benefits from garden, garage and driveway parking.

- Detached house
- Three bedrooms
- Spacious accommodation
- Well presented
- Desirable location
- Gardens
- Garage and driveway parking
- Energy efficiency rating C



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01434 608980



DESCRIPTION

A well-presented three bedroom detached property located on the popular Beaumont Park development on the South West periphery of Hexham. The property is currently a three bedroom property but was previously four bedrooms and could easily be converted back should a purchaser desire. Internally the well-proportioned accommodation briefly comprises; entrance hallway with cloakroom and door leading into a spacious living/dining room with patio doors opening out onto the rear garden. Off the living room is the kitchen which is fitted with a range of wall and floor units with complementary solid wood work surfaces incorporating a sink unit with mixer tap over, built-in oven and ceramic hob with extractor above, space for fridge freezer, washing machine and dryer. Storage cupboard and door providing access to outside. A door in the kitchen provides access into the garage. On the first floor there are three good sized bedrooms, the master enjoying an en-suite shower room, and a family bathroom comprising a panelled bath with shower over, wash hand basin and low level WC.

Externally to the front there is driveway parking in front of the garage. There is a small lawned garden area and gated access leading to the rear. To the rear there is an enclosed garden mainly laid to lawn with bushes, shrubs and flower borders as well as

decked seating areas.

LOCATION

Hexham was voted the happiest place to live in Great Britain by Rightmove's annual Happy at Home index in 2019 and 2021. It is a sought-after thriving market town, hosting the historic Hexham Abbey, Old Gaol Museum, weekly markets, array of independent businesses and shops, cafes, restaurants, theatre, library, cinema, galleries, golf course, sports clubs, Wentworth Leisure Centre with swimming pool and bowling alley, Hexham Racecourse, River Tyne, and country walks.

Hexham is set 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. Surrounded by the tranquil Tyne Valley countryside, you can travel via Hexham Railway Station, the modern bus station or car.

SERVICES

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

CHARGES

Northumberland County Council tax band E.

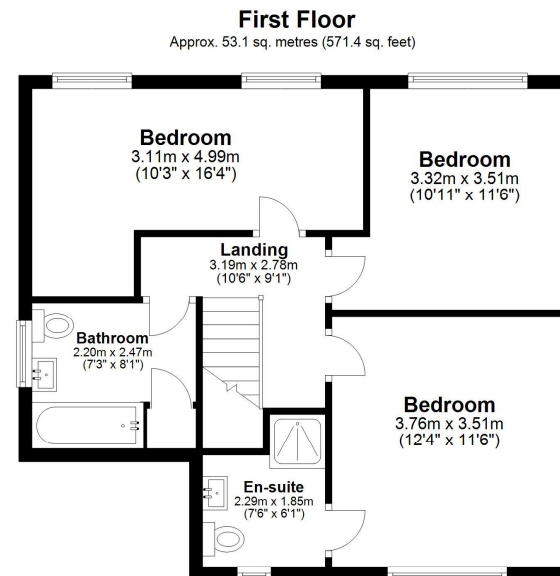
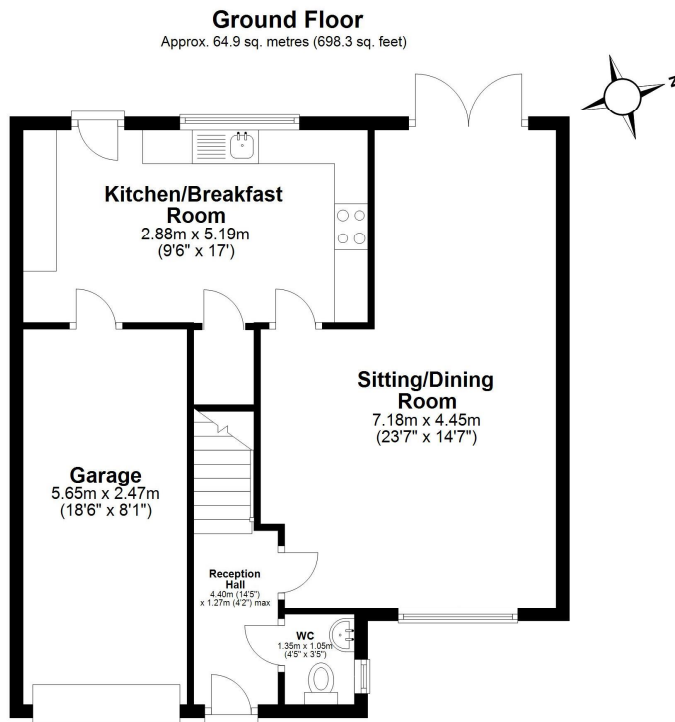
VIEWINGS

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

FREE MARKET APPRAISAL

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





Total area: approx. 118.0 sq. metres (1269.7 sq. feet)
22 Collingwood Drive, 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.



R201

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