



15 BEECH HILL, HEXHAM,
NORTHUMBERLAND, NE46 3AD



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Hexham, Northumberland, NE46 3AD

A spacious five-bedroom detached home situated on one of Hexham's most sought-after streets, offering excellent potential for modernisation or extension.

- Five bedroom detached house
- Substantial plot with wrap-around gardens
- Detached garage with driveway parking
- Well-proportioned accommodation
- Sought-after location
- No onward chain
- EPC rating F

GET IN TOUCH

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Description

Nestled on one of Hexham's most sought-after streets, this impressive detached residence offers generous accommodation throughout, set within mature, private gardens. While the property requires full modernisation, its scale and potential are exceptional.

The property opens into a generous entrance hall with decorative panelling and stairs rising to the first floor. The living room is a bright and spacious reception space, centered around a feature fireplace with open fire and complemented by a large bay window to the front elevation. A second reception room, currently used as a dining room, provides excellent versatility and also benefits from an open fire.

The kitchen is fitted with a range of wall and base units and leads through to a practical utility room, ideal for everyday family living.

On the first floor, there are five well-proportioned bedrooms. The family bathroom is fitted with a bath, separate shower, WC and wash hand basin.

Set within a generous plot, this charming property boasts wrap-around gardens and ample driveway parking leading to a detached garage. There's potential to add further off-street parking or even a larger double garage at the rear, subject to planning consent. The beautifully maintained gardens offer a delightful mix of lawns, mature hedging and shrubs, complemented by a productive vegetable garden and a greenhouse.



Location

Nestled in the heart of Northumberland, Hexham is a charming market town renowned for its rich history, stunning architecture, and strong sense of community. With its iconic Hexham Abbey at the centre, the town blends picturesque cobbled streets, independent shops, and vibrant markets with excellent modern amenities.

Residents enjoy a fantastic choice of cafés, restaurants, and pubs, alongside leisure facilities, beautiful parks, and scenic riverside walks. Hexham is surrounded by rolling countryside and is just a short drive from Hadrian's Wall, offering endless opportunities for outdoor adventures.

The town boasts excellent transport links, with direct rail services to Newcastle and Carlisle, easy access to the A69, and a range of highly regarded schools, making it perfect for families, commuters, and those seeking a slower pace of life without sacrificing convenience.

Hexham's blend of heritage, community spirit, and modern comfort makes it one of the most desirable places to live in the North East.

Charges

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

Services

Northumberland County Council tax band F.







Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Wayleaves, Easements and Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings

Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.

Free market appraisal

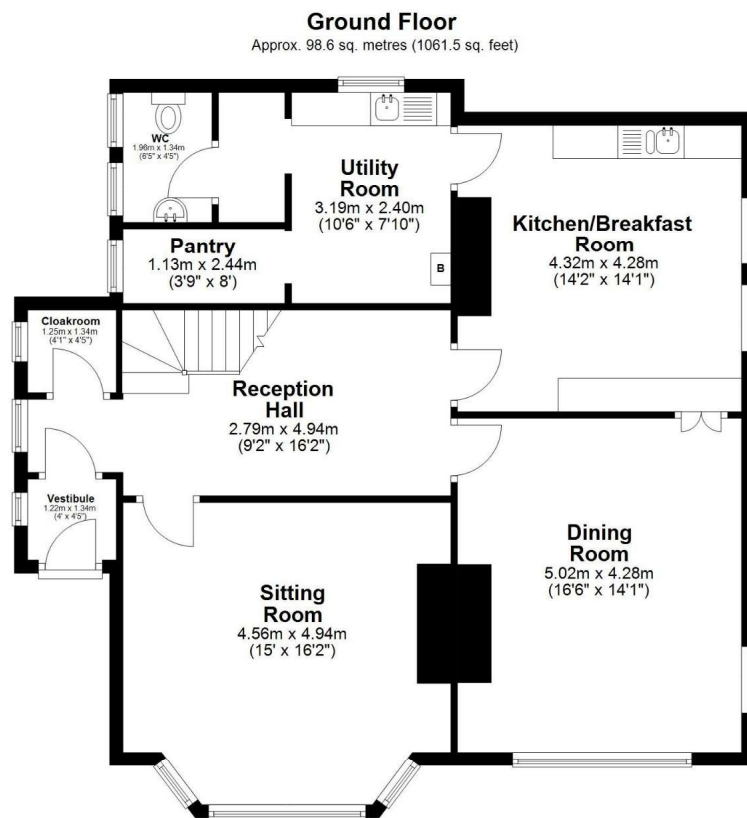
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.











Total area: approx. 204.3 sq. metres (2199.0 sq. feet)
15 Beech Hill, -

www.youngsrps.com
Hexham 01434 608980



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