



10 CHIRDON CRESCENT, HEXHAM,
NORTHUMBERLAND, NE46 1DD



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Hexham, Northumberland, NE46 1DD

A delightful two-bedroom home in the ever-popular market town of Hexham.

Perfectly suited for first-time buyers, young families, or those seeking a well-connected and comfortable home.

- Two bedrooms
- Popular and convenient location
- Driveway parking
- Charming rear garden
- No onward chain
- EPC rating E

ASKING PRICE £100,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

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DESCRIPTION

Step inside through the welcoming vestibule and into the spacious lounge, the heart of this charming home. Bathed in natural light and featuring a delightful fireplace. The compact yet thoughtfully designed kitchen offers a range of fitted units and seamlessly connects to the conservatory, a bright, versatile space that invites the outdoors in.

Also on the ground floor, a modern shower room is fitted with a shower, WC, and wash hand basin.

Upstairs, two well-proportioned bedrooms provide comfortable and flexible accommodation.

Outside, the property benefits from a block-paved driveway at the front for one car, while the rear garden features a practical shed and 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.

Services

The property is fully connected to mains electricity, water, and drainage.

Heating is provided by electric storage heaters, which are designed to store heat during off-peak hours and gradually release warmth throughout the day.

Hot water is supplied via an electric immersion heater, providing a consistent source of domestic hot water.







Charges

Northumberland County Council tax band A.

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

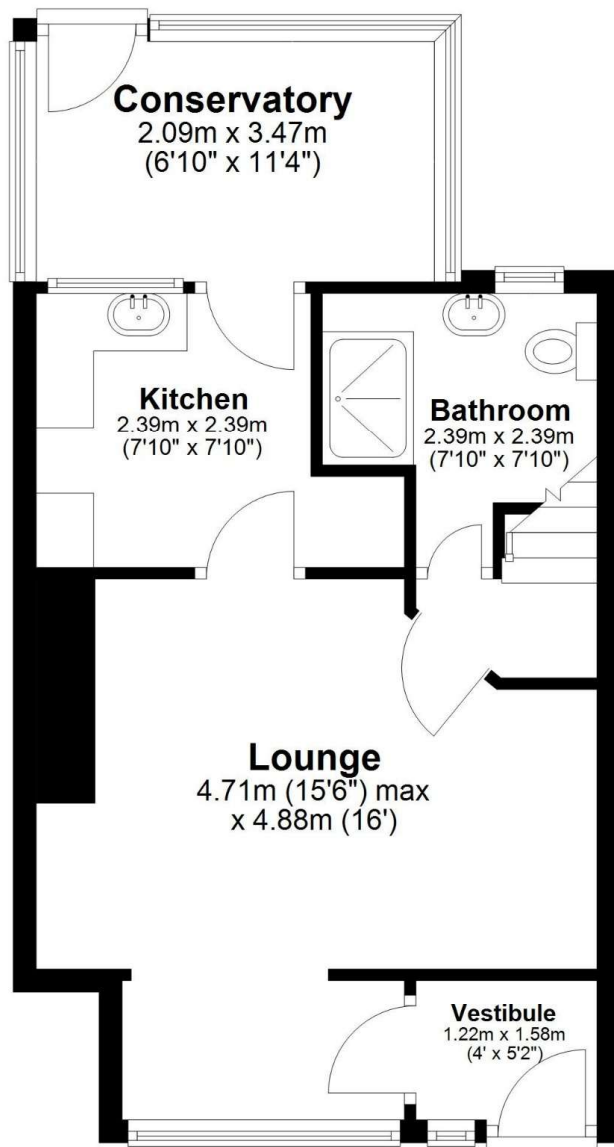
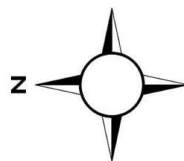
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham office.

Free market appraisal

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

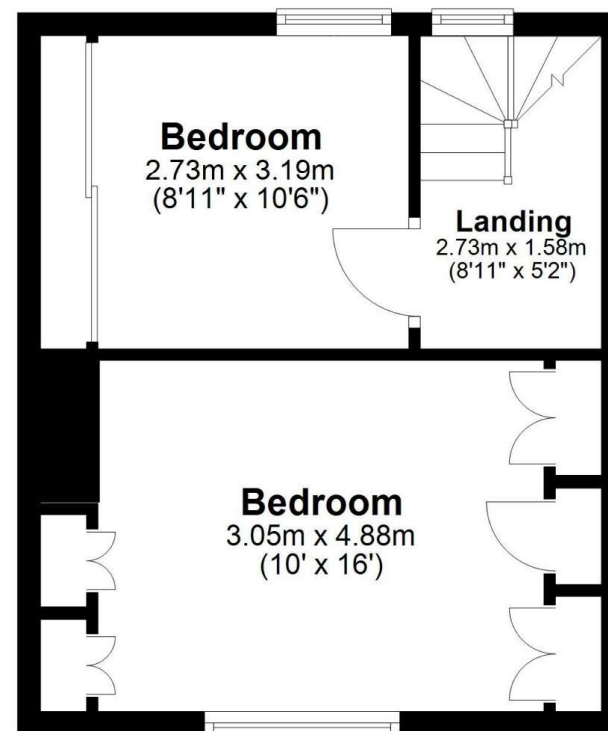
Ground Floor

Approx. 41.7 sq. metres (449.4 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 70.4 sq. metres (757.8 sq. feet)

10 Chirdon Crescent, -

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Hexham 01434 608980



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.