



43 ELVASTON ROAD, HEXHAM,  
NORTHUMBERLAND, NE46 2HD



# 43 ELVASTON ROAD

Hexham, Northumberland, NE46 2HD

Situated on sought-after Elvaston Road in Hexham, this charming and characterful home offers generous living space, a practical layout, and excellent potential for modernisation.

- Four bedrooms
- Spacious and versatile accommodation
- Converted attic room
- Charming rear garden
- Garage and driveway parking
- Sought-after location
- EPC rating D

**GUIDE PRICE £550,000**

## GET IN TOUCH

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### Description

The front door opens into a welcoming reception hall, leading to a spacious sitting room with a bay window that creates a bright and inviting living area. There is a separate dining room and a well-proportioned breakfast room, both ideal for entertaining or family life. The kitchen sits to the rear of the property, with access to a useful utility room and ground floor WC, adding to the home's practicality.

Upstairs, the first floor provides four bedrooms, including two particularly generous double rooms and two further well-sized bedrooms, offering flexibility for family living, guests, or home working. A family bathroom and separate WC complete the accommodation.

The loft is accessed via a hatch with a ladder and has been converted into a practical and versatile space, ideal for hobbies or additional storage.

Externally, the property benefits from a driveway providing off-street parking and access to a detached garage. To the rear, there is an enclosed yard, offering a private outdoor space with low maintenance appeal.

Combining period character with spacious accommodation in a desirable location, this is a fantastic opportunity to create a superb home in one of Hexham's most popular residential areas.

### Location

Hexham is a charming and historic market town in Northumberland, renowned for its picturesque setting in the Tyne Valley and its excellent transport links. Steeped in history, the town is home to the beautiful Hexham Abbey, a vibrant marketplace, and a wide selection of independent shops, cafés, and restaurants.

The area offers a strong sense of community and is well-served by a range of local amenities including supermarkets, schools, and healthcare facilities. For outdoor enthusiasts, the surrounding countryside provides ample opportunities for walking, cycling, and exploring the nearby Northumberland National Park and Hadrian's Wall.

Hexham enjoys good connectivity, with regular rail services to Newcastle and Carlisle, and easy access to the A69, making it a convenient base for commuters and families alike.







### **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.

### **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 sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

### **Free market appraisal**

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

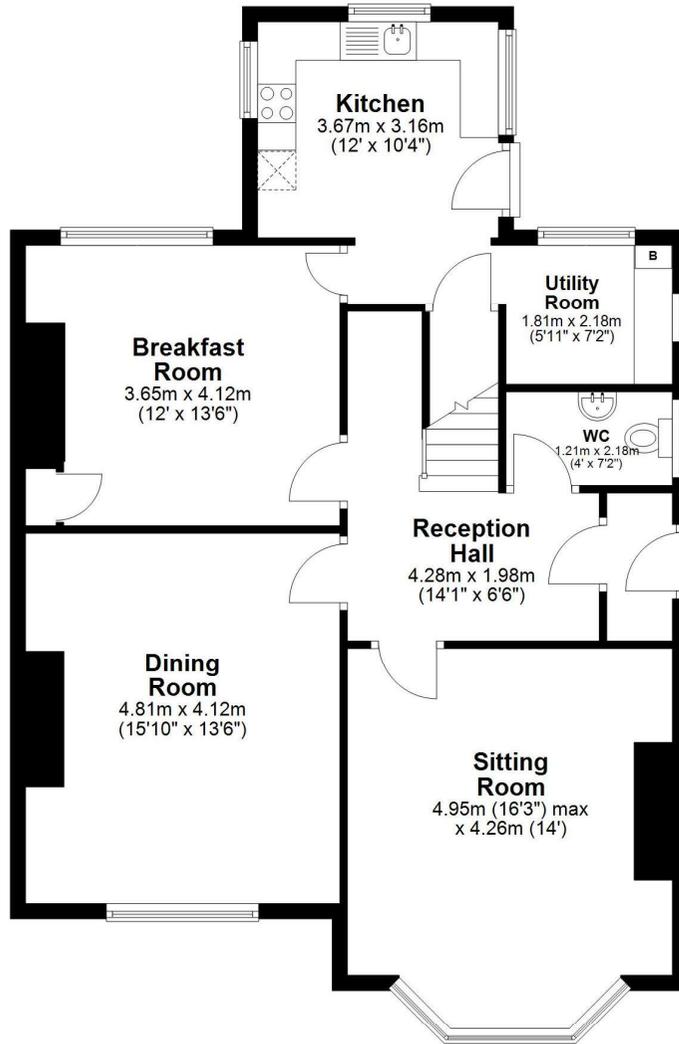
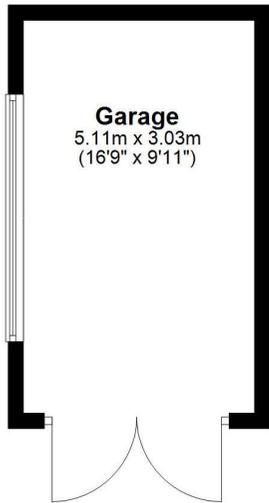


### Ground Floor

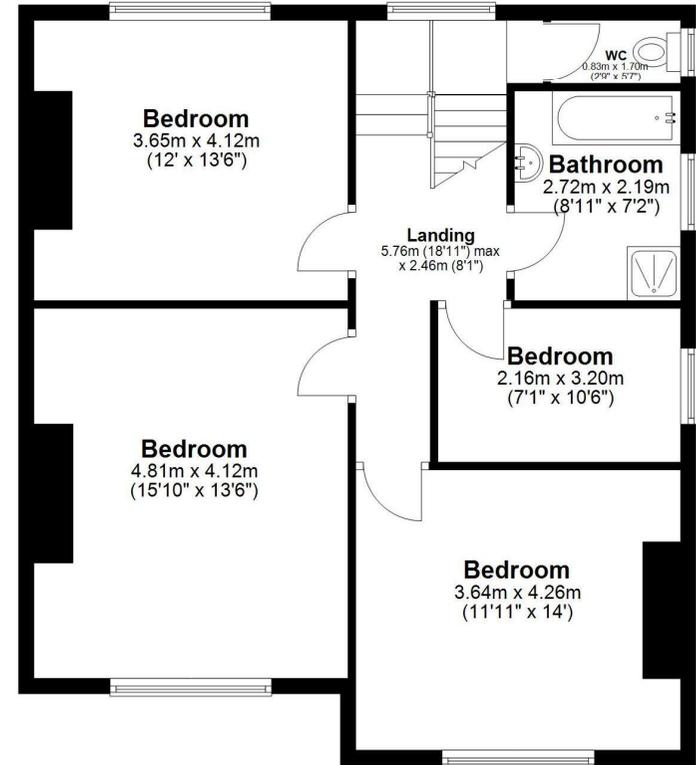
Approx. 86.3 sq. metres (928.9 sq. feet)



**Garage**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 15.5 sq. metres (166.7 sq. feet)



**First Floor**  
Approx. 77.1 sq. metres (830.3 sq. feet)



Main area: Approx. 163.4 sq. metres (1759.2 sq. feet)  
Plus garages, approx. 15.5 sq. metres (166.7 sq. feet)

**43 Elvaston Road, -**

[www.youngsrps.com](http://www.youngsrps.com)  
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