



16 SOUTHLANDS, HEXHAM,  
NORTHUMBERLAND, NE46 2NG



# 16 SOUTHLANDS

Hexham, Northumberland, NE46 2NG

This beautifully presented detached bungalow occupies a prime position at the head of a quiet residential cul-de-sac within a highly regarded area of Hexham.

- Immaculately presented detached bungalow
- Bright and spacious, open plan living accommodation
- Two generous double bedrooms
- Fully wheelchair accessible
- Block-paved driveway
- Low maintenance garden
- EPC rating B

**OFFERS IN EXCESS OF £450,000**

## GET IN TOUCH

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## DESCRIPTION

The property is entered via double doors leading directly into the kitchen, which is well equipped with a comprehensive range of integrated appliances, including an induction hob, oven, microwave, dishwasher and twin fridge freezers.

The kitchen seamlessly flows into the living and dining area, creating a bright and inviting space enhanced by Velux roof windows, a large picture window, and a newly installed sliding door opening onto the rear garden.

There are two generous double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room featuring a wet-room style shower, along with direct access to a utility room offering useful storage and plumbing for a washing machine. The second double bedroom also benefits from fitted wardrobes and a Jack and Jill en-suite, which is additionally accessed from the living area.

The property is fully wheelchair accessible, offering practical and inclusive accommodation.

Externally, the property offers a block-paved driveway and a beautifully landscaped, low-maintenance rear garden with a private seating area, enclosed by hedged and fenced boundaries.

## 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 D.

## 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.







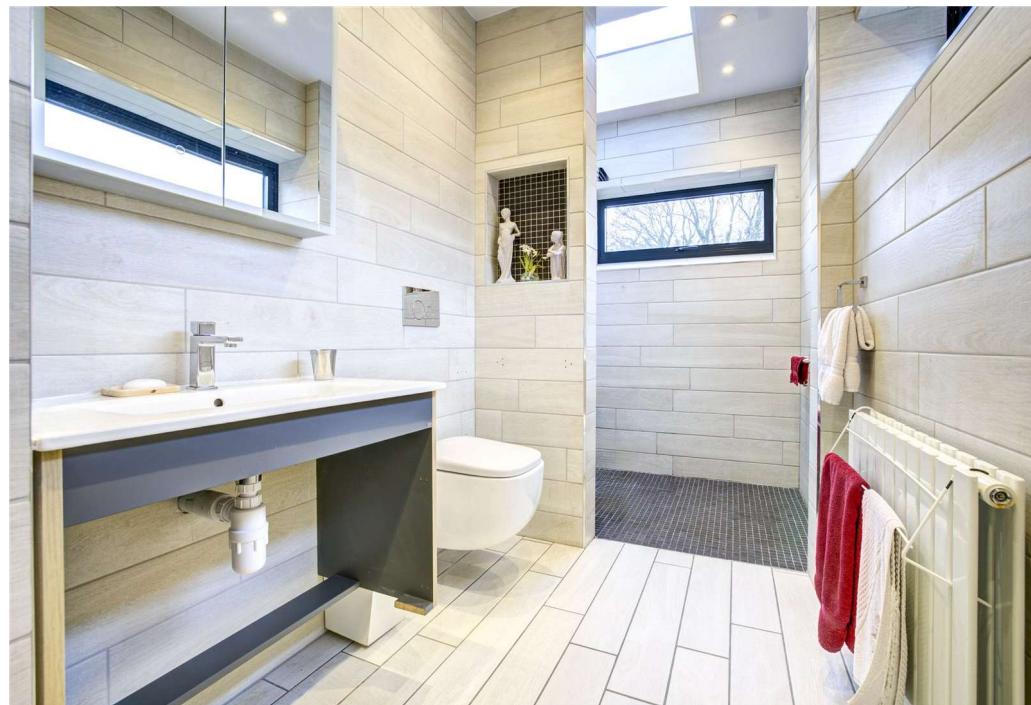
### **Viewings**

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

### **Free market appraisal**

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

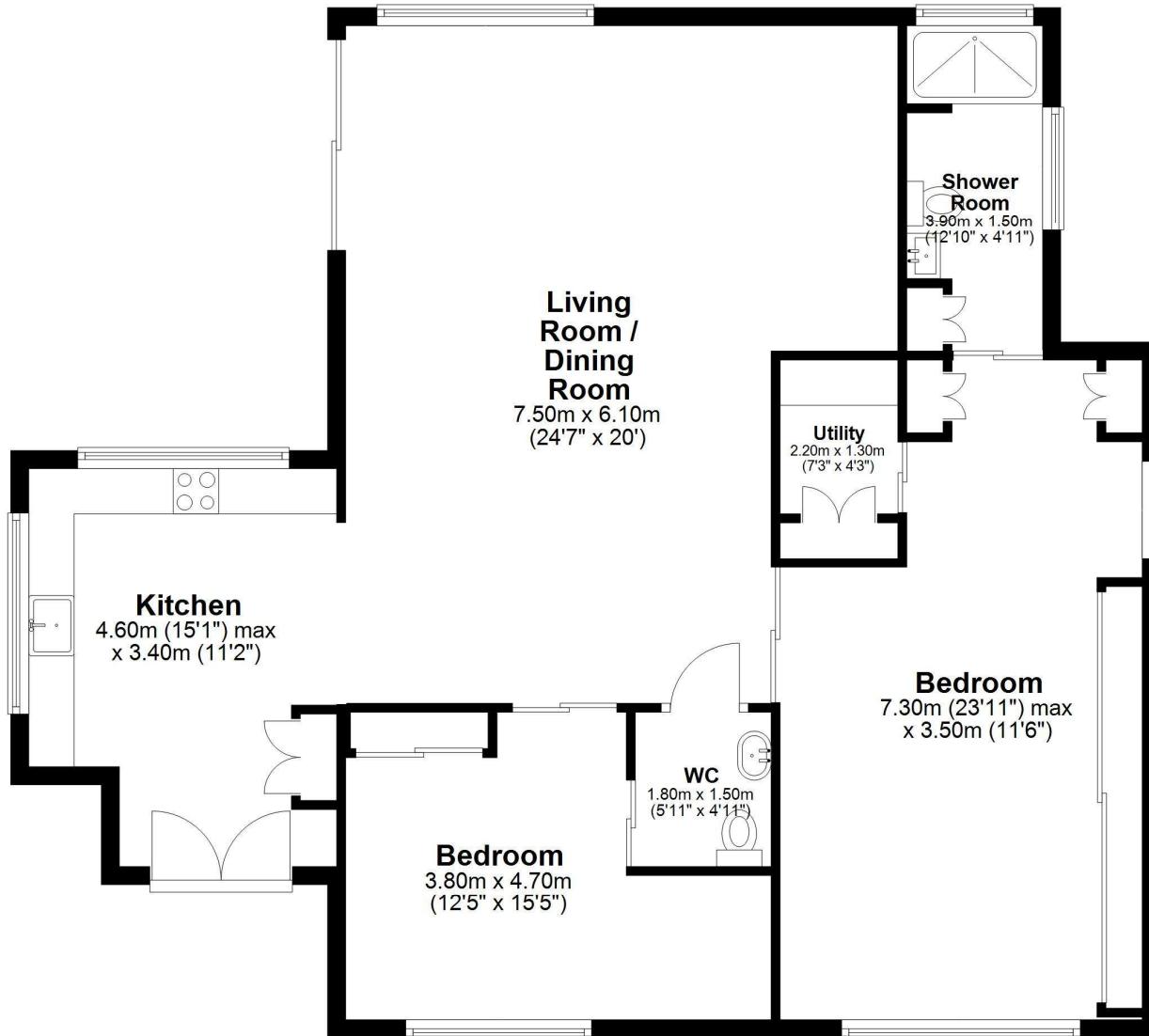








## Ground Floor



Total area: approx. 108.3 sq. metres (1165.2 sq. feet)

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**Hexham 01434 608980**



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