



13 CAUSEY PARK, HEXHAM,
NORTHUMBERLAND, NE46 2BJ



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Hexham, Northumberland, NE46 2BJ

This well-proportioned, detached bungalow offers spacious and flexible single-level accommodation, set within a generous plot featuring a garage and off-street parking.

- Three bedrooms
- Detached bungalow
- Garage and off-street parking
- No onward chain
- EPC rating D

ASKING PRICE £425,000

GET IN TOUCH

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

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Description

The property is accessed via a welcoming reception hall leading to the principal living areas. At the rear, the sitting room provides an excellent space for relaxation and entertaining, with double doors opening into a bright conservatory that overlooks the garden, a superb additional reception area filled with natural light.

The kitchen is well appointed with a range of units and benefits from direct access to the garden. Practicality is enhanced by a shower room, separate bathroom, and WC, along with a utility room offering further external access.

This property offers three bedrooms, including a generously sized principal bedroom. Originally configured as two separate rooms, it could easily be reinstated to its former layout, as it benefits from two windows and two doors. The remaining two bedrooms are well-proportioned and feature built-in storage.

An inner hallway provides access to the integral garage.

Externally, the property benefits from a spacious wraparound garden, predominantly laid to lawn, offering excellent outdoor space. A gated driveway provides parking for multiple vehicles, in addition to the garage.



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.

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.

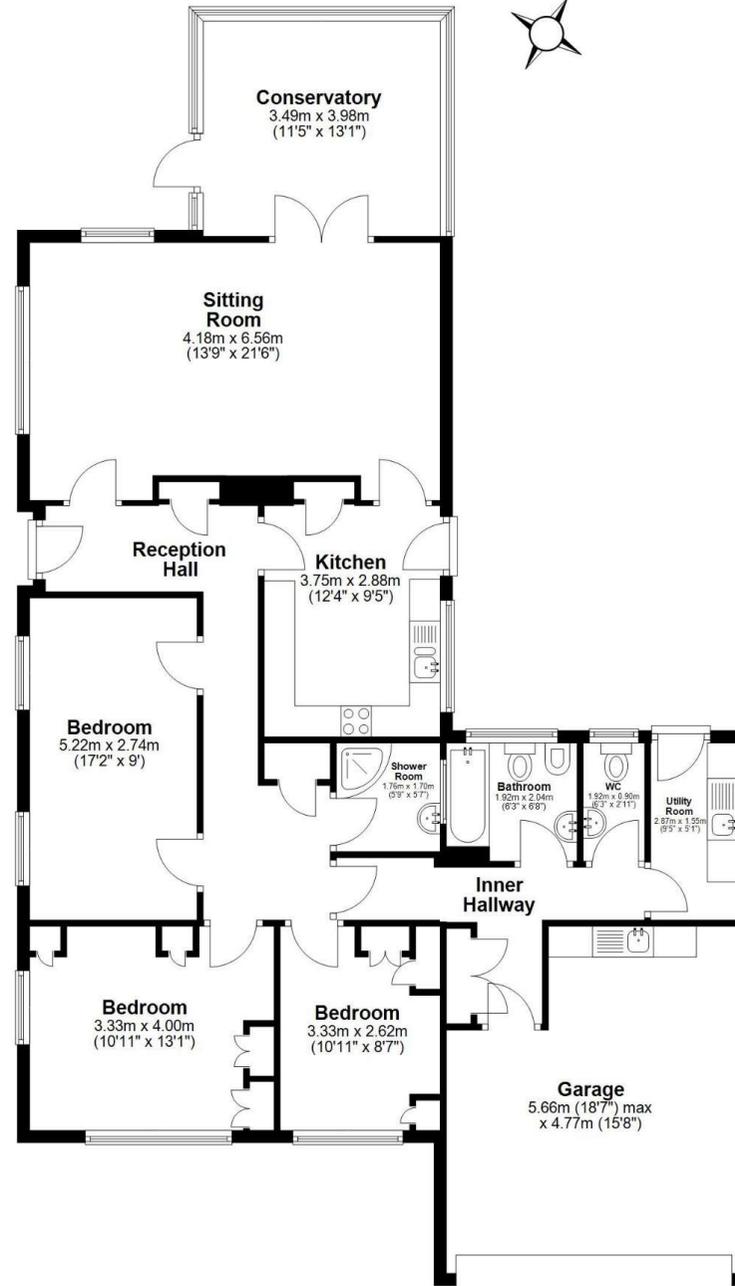






Ground Floor

Approx. 152.8 sq. metres (1644.4 sq. feet)



Total area: approx. 152.8 sq. metres (1644.4 sq. feet)

13 Causey Park, -

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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.