



MAYFIELD, OAKWOOD, HEXHAM
NORTHUMBERLAND, NE46 4LQ



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Hexham, Northumberland, NE46 4LQ

Offered for sale with no onward chain, this spacious three-bedroom detached bungalow provides well-planned and versatile accommodation, complemented by a detached garage with workshop and an impressive summer house in the desirable village of Oakwood.

- Detached three-bedroom bungalow
- Garage with workshop
- No onward chain
- EPC rating D
- Village location

ASKING PRICE £275,000

GET IN TOUCH

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

01434 608980

hexham@youngsrps.com





DESCRIPTION

Positioned on the edge of the sought-after neighbourhood of Oakwood, this charming, detached bungalow offers well-balanced accommodation ideally suited to a range of buyers.

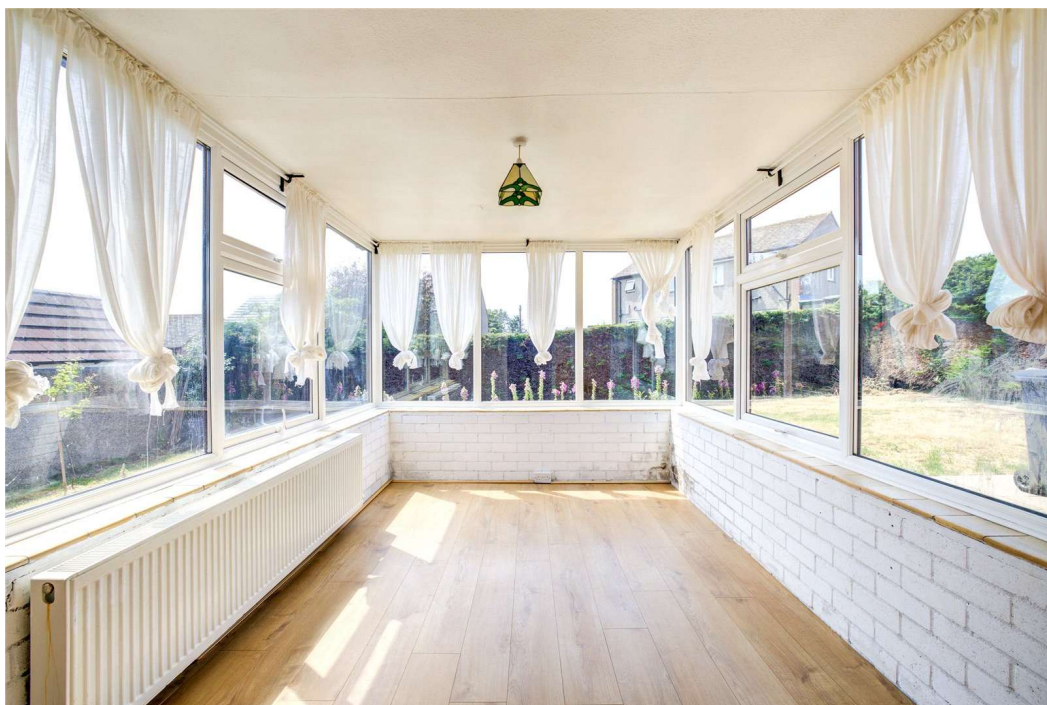
The property is entered via a welcoming entrance porch, leading into a generous sitting room featuring attractive wooden flooring and offering an excellent space for both everyday living and entertaining. The fitted kitchen is well-equipped with a range of wall and base units, ample worktop space and tiled splash backs, though it would benefit from modernisation to reach its full potential. A door from the kitchen leads into the bright and airy garden room, which enjoys pleasant views over the garden and provides direct access outside, creating an ideal additional reception space to relax or entertain.

The accommodation comprises three well-proportioned double bedrooms. The principal bedroom is situated just off the main living area and benefits from built-in wardrobes and a private en-suite shower room. The remaining two bedrooms are served by a well-appointed family bathroom, fitted with a panelled bath with shower attachment, a low-level WC and a wash hand basin set within a vanity unit with mirrored storage cabinets above. A large, frosted window provides plenty of natural light while maintaining privacy.

Externally, the property benefits from a well-proportioned rear garden, generous yet manageable, ideal for those looking for lower maintenance outdoor space. To the front, there is off-street parking, along with a single garage incorporating a workshop area. Beyond this, a separate garden room provides additional flexible space, suitable for hobbies, storage, or home working.

LOCATION

Situated on the northern edge of Hexham, Oakwood is a well-established and highly desirable residential area offering a peaceful setting with excellent access to local amenities. The historic market town of Hexham is just a short distance away, providing a wide range of independent shops, supermarkets, cafés, restaurants, leisure facilities, and highly regarded schools. The area benefits from excellent transport links, with Hexham railway station offering regular services to Newcastle and Carlisle, while the







nearby A69 provides convenient road connections across the region. Surrounded by the beautiful Northumberland countryside and within easy reach of the North Pennines National Landscape and Northumberland National Park.

CHARGES

Northumberland County Council tax band D.

SERVICES

Mains gas, electricity, water and drainage are all connected.

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.

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 & RIGHTS OF WAY

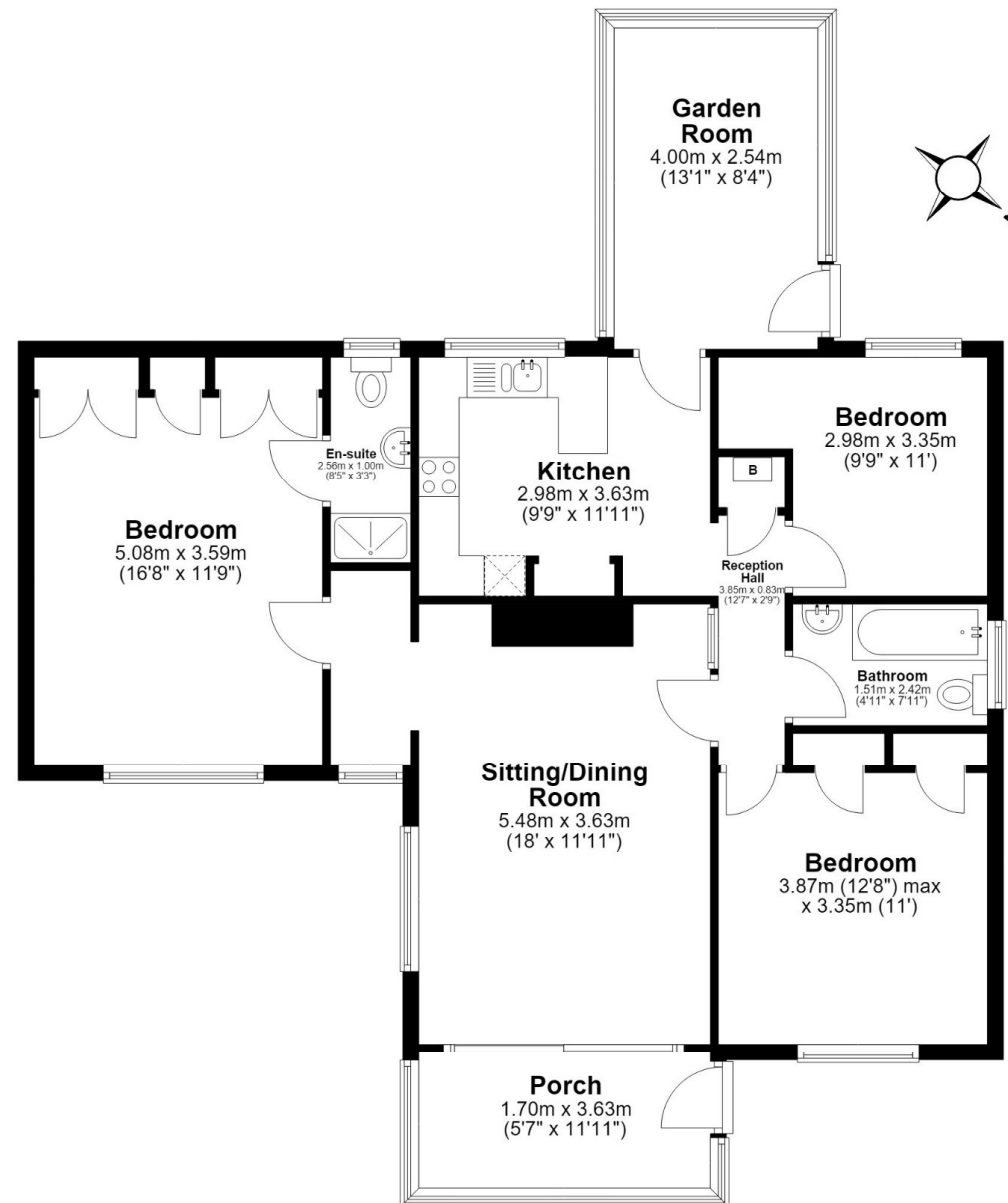
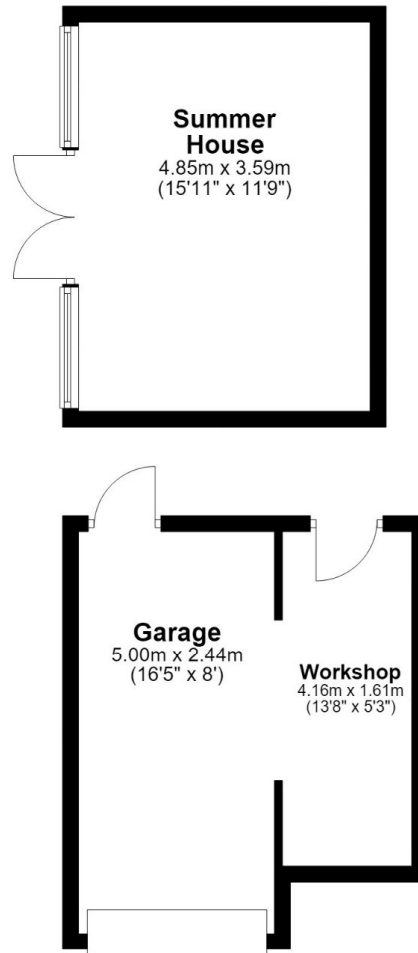
The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.



Ground Floor
Approx. 101.9 sq. metres (1096.4 sq. feet)

Outbuildings and Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 19.3 sq. metres (207.8 sq. feet)
Plus outbuildings, approx. 17.4 sq. metres (187.4 sq. feet)



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Hexham 01434 608980



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