



9 EASTWOOD GRANGE COURT, HEXHAM
NORTHUMBERLAND, NE46 1TL



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Hexham, Northumberland, NE46 1TL

A beautifully presented three/four-bedroom detached family home nestled in the sought-after Eastwood Grange, Hexham. The property benefits from an elevated position offering fantastic views to the rear, private gardens and a single garage.

- Detached property
- Three/four-bedroom home
- Private garden
- Garage
- Walking distance to town
- EPC rating E

ASKING PRICE £370,000

GET IN TOUCH

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

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DESCRIPTION

The accommodation begins with a welcoming entrance hallway, featuring stairs to the first floor and a cloaks cupboard housing the central heating boiler. A convenient ground floor shower room/WC adds practicality.

The bright and spacious lounge provides an attractive focal point with a feature fire surround, gas stove and granite hearth. This inviting living space flows through to a conservatory, which offers panoramic views and French doors opening onto the rear garden—ideal for relaxing or entertaining. A valuable addition to the home is the side extension, currently used as a dining/family room. French doors lead out to the garden; this versatile space could easily serve as a home office or fourth bedroom.

The kitchen is well-equipped with a range of fitted units and contrasting work surfaces, incorporating a four-ring ceramic hob with double oven below, a one-and-a-half bowl sink with mixer tap, tiled walls and flooring. There is plumbing for both a dishwasher and washing machine, along with an external door to the side and a rear-facing window enjoying attractive views.

Upstairs, the first-floor landing provides access to the loft and leads to three bedrooms and the family bathroom. The bathroom comprises a panelled bath with shower over, wash hand basin set within a vanity unit, low-level WC, and stylish tiling. A linen cupboard houses the hot water cylinder. The principal bedroom is generously sized, featuring two front-facing windows, fitted wardrobes, wall lighting and a wash hand basin. The remaining bedrooms are both positioned to the rear and include fitted wardrobes, making the most of the scenic outlook.

Externally, the front garden is laid to lawn with mature shrubs and planting, alongside a driveway providing off-road parking and access to a single garage with an up-and-over door. The rear garden is a particular highlight, offering a lawned area, a pleasant, decked seating space and established planting—all enjoying the property's elevated views. An external tap is also provided.

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.

Annual ground rent is £30 per annum.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

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

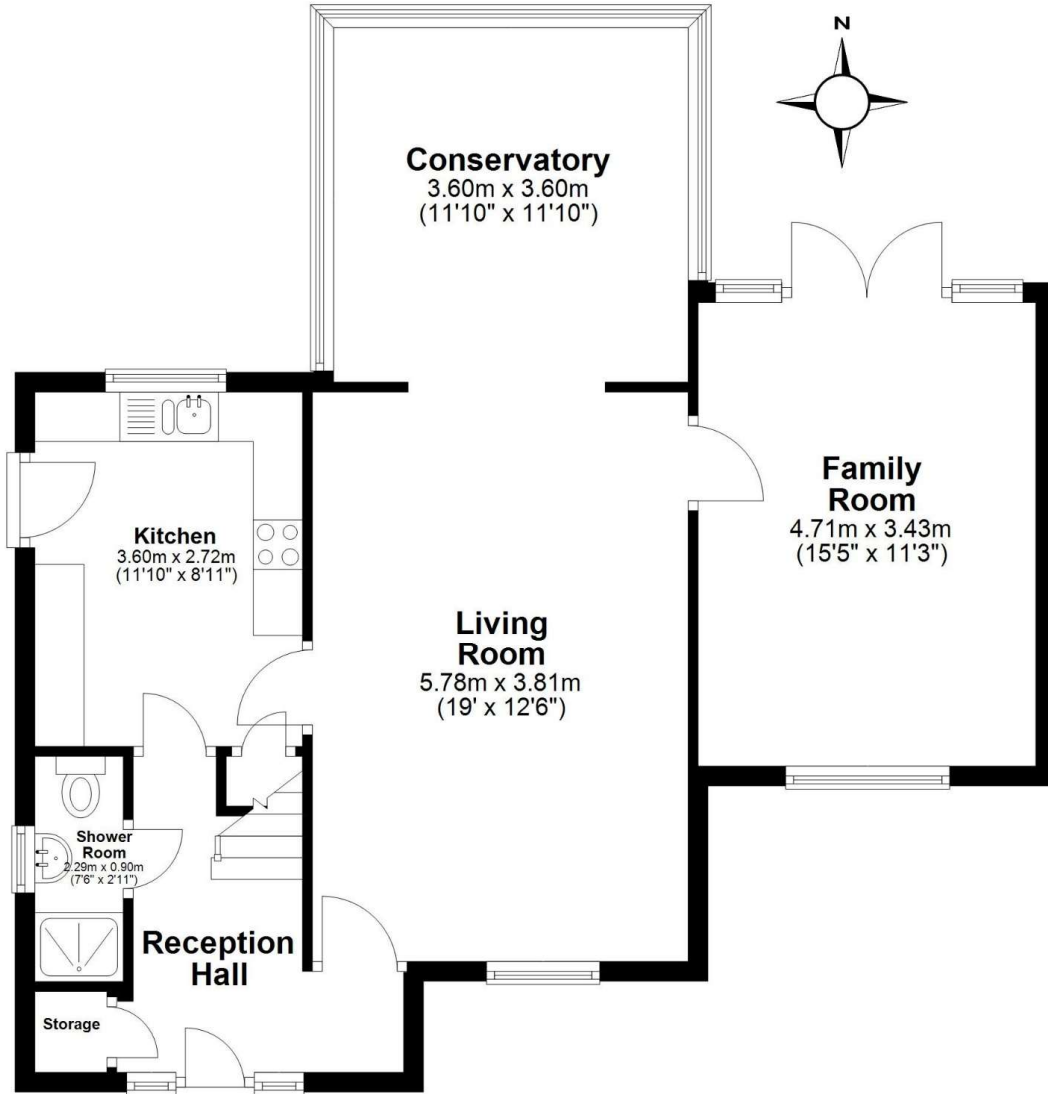
TENURE

There is a 999-year lease commencing September 1984, with 979 years remaining.



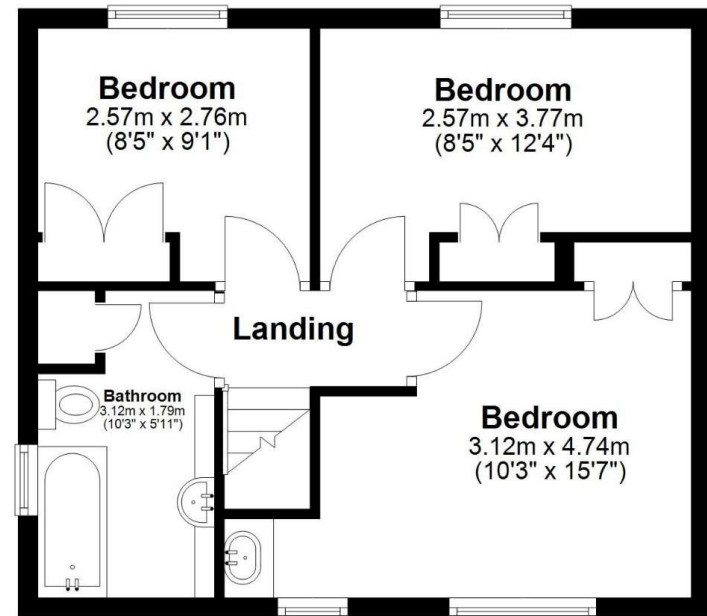
Ground Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



Total area: approx. 110.8 sq. metres (1192.8 sq. feet)

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www.youngsrps.com
Hexham 01434 608980



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