



2 Orchard Place,
Hexham, Northumberland, NE46 1QQ

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**2 Orchard Place
Hexham
Northumberland
NE46 1QQ**

Guide Price: £339,950

A grade II listed three storey town house occupying a central location in Hexham with a garden to the rear and off street parking.

- Grade II listed townhouse
- Convenient town centre location
- Versatile accommodation over three floors
- Character features
- Well presented
- Garden to the rear
- Driveway parking to the front
- Gas fired central heating

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Hexham - 01434 608980





DESCRIPTION

A well presented grade II listed three storey town house occupying a highly convenient location in central Hexham. The well proportioned and versatile accommodation is set over three floors and sympathetically combines period features such as high ceilings, sash windows and deep skirtings along with more recent contemporary additions. Internally the accommodation briefly comprises entrance hallway with doors off to a large living room with windows overlooking the rear aspect and bedroom three which is currently used as a second reception room. A staircase leads down to the lower ground floor where there is a study and a spacious breakfasting kitchen fitted with a range of shaker style wall and floor units with complimentary work surfaces incorporating one and half ceramic sink unit with mixer tap over, integrated dishwasher and wine cooler, Rangemaster cooker set in inglenook recess and large central island. Off the kitchen is a useful pantry. There is a utility room with plumbing for a washing machine and space for a tumble dryer and a downstairs wc. A rear door provides access to the garden. The lower ground floor can also be accessed from the front of the house. From the ground floor stairs lead up to the first floor where there are two good sized bedrooms, one with an en suite shower room and a main bathroom comprising panelled bath, separate shower cubicle, low level wc and wash hand basin. Externally there is

driveway parking for one car to the front and to the rear there is an astro-turf lawned garden offering a fantastic sized area with minimal maintenance.

LOCATION

Orchard Place occupies a central location in the popular market town of Hexham. Hexham is the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the East as well as Carlisle to the West.

SERVICES

Mains electricity, water, drainage and gas are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band B.

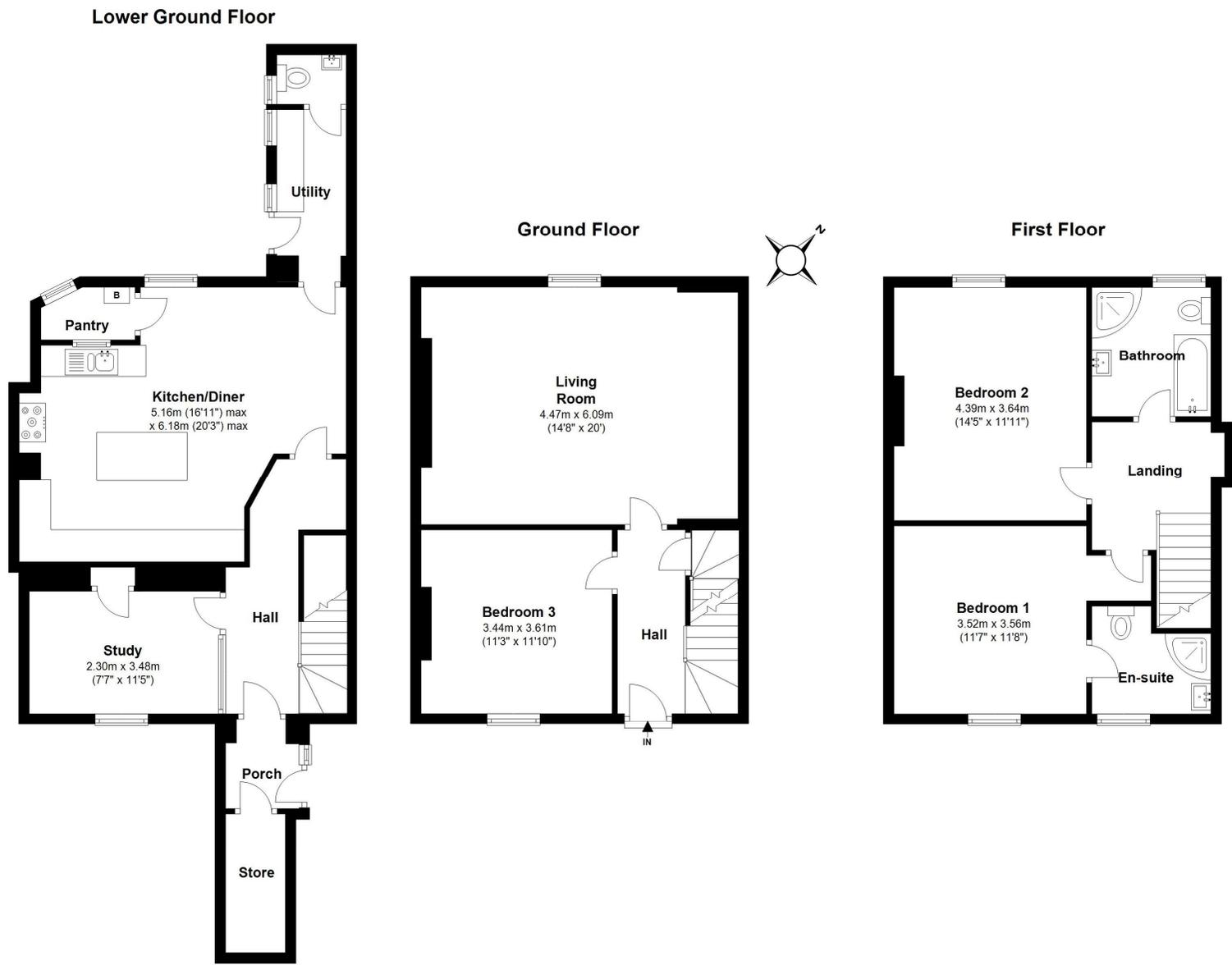
VIEWINGS

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.





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