



## Dean Street, Hexham, Northumberland, NE46 1HG

**\*\*\*MUST BE VIEWED\*\*\*** This three bedroom three story period terrace has been beautifully updated by the current owners and a viewing is essential to appreciate it's character and charm. The property comprises of lounge and lovely kitchen/dining room with views over the rear garden. The first floor boasts two bedrooms and a shower room W/C. To the second floor is the master bedroom which has been creatively designed to include a freestanding bath next to the window with fantastic views. Externally the property benefits from a pretty rear garden with storage and W/C, as well as an elevated courtyard garden to the side. Parking available on street. Located within easy access of local shops, amenities and transport links in the popular market town of Hexham. EPC rating D.



**\*\*\*VIEWING ESSENTIAL\*\*\***

**Stunning Features**

**Three Bedroom Period Terrace**

**Garden**

**Beautifully Updated**

**EPC Rating D**

**Offers Over £260,000**

**Lounge** 14' 10" x 12' 8" (4.53m x 3.86m)

Feature fireplace. Built in shoe cupboard. Under stairs storage cupboard.

**Kitchen/Diner** 14' 10" x 12' 7" (4.51m x 3.83m)

Inglenook fireplace with wood burner. Fitted with a range of modern and period units for storage. Integrated oven/hob, fridge/freezer and washing machine. Window seat with views over garden.

**Master bedroom** 14' 7" x 19' 3" (4.45m x 5.86m) max

Built in storage throughout. Freestanding bath next to the window. Stained glass window with shutters. Note - room not full head height throughout.

**Bedroom 2** 11' 7" x 10' 11" (3.54m x 3.32m)

Exposed stone feature wall.

**Bedroom 3** 13' 11" x 8' 0" (4.23m x 2.45m) min

Feature open fireplace. We have been advised that the chimney has been swept and the fire has been used.

**Shower Room W/C** 8' 4" x 6' 7" (2.55m x 2.00m)

Shower cubicle, wash basin, W/C.

**Externally**

Pretty rear garden with paved patio area and raised planted section. Outdoor storage, one section used as a greenhouse, as well as an outside W/C. External staircase leads to raised private patio garden area. Parking available on street via permit. Further parking available in car park or streets nearby.

**Solar Panels**

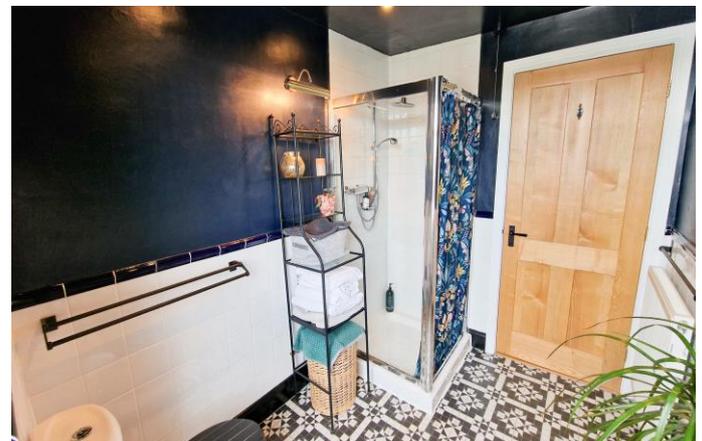
We understand the property has solar panels. We have been advised by the owner that these are owned outright and will be included in the sale. Further information on this should be sought by your legal advisor.

**Additional information**

We understand this property is freehold. Council tax band A. Permit parking available on the street outside. We understand the property is allocated 1 permit and 1 visitor permit. Further parking available in car park or on streets nearby.

**Important note to purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



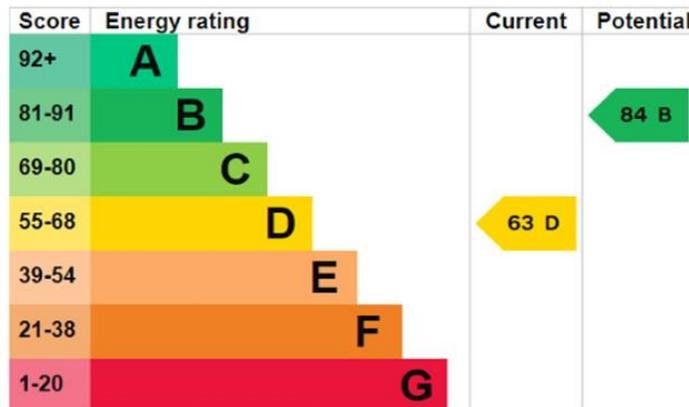


# Floorplan



Total area: approx. 108.5 sq. metres (1167.7 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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