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LEAZES PARK, HEXHAM, NE46

£395,000

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Wonderful three-bedroom semi-detached home situated on Leazes Park, Hexham, within one of the town's most desirable residential areas. Offering well-proportioned accommodation and a south-facing large garden, the property is ideally suited to families or buyers seeking a home within walking distance of Hexham's amenities.

The ground floor provides flexible living space, including a rear lounge overlooking the garden, a conservatory, a full-length kitchen diner with island, and an additional reception room suitable as an office, bedroom or snug. Upstairs, three double bedrooms and a family bathroom offer practical and comfortable accommodation. The property further benefits from off-street parking and a garage.

Hexham is renowned for its lively atmosphere, with everything from supermarkets and independent shops to local delicatessens and a bimonthly farmers' market. Residents also benefit from a variety of professional services, leisure facilities, a cinema, and a theatre.

For families, the location is ideal, with outstanding local schools nearby, including Hexham Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS).

Hexham also boasts excellent transport links, with regular train services to Newcastle, Carlisle, and the wider Tyne Valley, alongside quick access to the A69 for convenient travel across the region. A bus stop is also located nearby, making commuting or exploring the surrounding area even more convenient.

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The property offers well-proportioned and thoughtfully arranged accommodation throughout.

A welcoming entrance porch provides access to the home and incorporates a useful storage area beneath the stairs. From here, the accommodation flows into the main living areas. To the left is a ground-floor shower room, while to the right is a versatile reception room, currently utilised as a home office but equally well suited as a snug or formal dining room. This room also provides access to the staircase leading to the first floor.

To the rear of the property is a spacious lounge enjoying pleasant views over the garden, creating a bright and comfortable reception space. Beyond the lounge is a conservatory with doors opening directly onto the garden, offering an additional reception area with excellent natural light and seamless indoor-outdoor connectivity.

Adjacent lies an impressive full-length kitchen diner, recently refreshed with contemporary décor. The kitchen is fitted with a comprehensive range of base and wall-mounted units, complemented by a central island, integrated double oven, hob and dishwasher. There is ample space for a dining table and chairs, making this an ideal area for both everyday family living and entertaining.

The first floor comprises three double bedrooms, with the smallest comfortably accommodating a double bed. The master bedroom benefits from built-in storage cupboards. A family bathroom completes the accommodation at this level, with modern chrome finishes.

Externally, the property is set behind a generous lawned front garden with established shrubs and a private parking space. The south-facing rear garden has been attractively landscaped to include a substantial lawn, decked seating area and a burn with a bridge, providing a particularly appealing outdoor environment. A pathway at the rear of the garden offers convenient pedestrian access into Hexham town centre, approximately a 15-minute walk away. A garage is also included

Beneath the property, there is a convenient storage void, ideal for housing garden equipment, bikes, and other outdoor essentials, offering a practical solution to keep your living spaces clutter-free.



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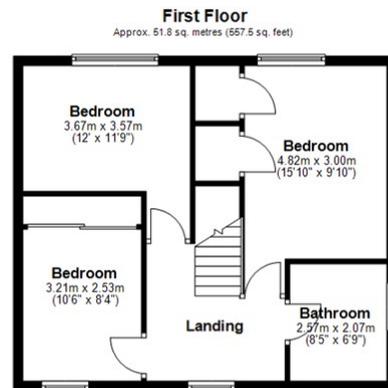
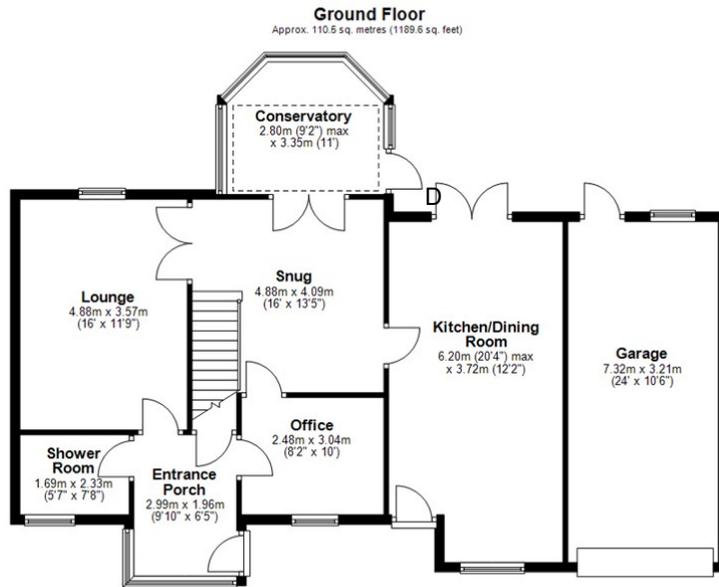
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	