



**18 Shaws Park**

Hexham, Northumberland.



# 18 Shaws Park, Hexham, Northumberland.

## Detached split level house in a popular edge of town location.

Hexham Town Centre 1 mile  
Corbridge 7 miles  
Newcastle upon Tyne 24 miles

Entrance Hall | Cloakroom/WC  
Breakfasting Kitchen | Utility  
3 Bedrooms | Study/Bedroom 4  
Bathroom/WC | Integral Double  
Garage and cellar | Garden

### THE PROPERTY

18 Shaws Park is a detached split-level house on the outskirts of the popular historic market town of Hexham. This property offers scope for refurbishment and has significant development potential particularly in the huge cellar area which is ideal for a family playroom, gymnasium or workshop. The entrance on the ground floor opens into a reception hall. The ground floor accommodation comprises a cloakroom/wc, a study/bedroom 4 with built in cupboards, a utility room and an integral double garage. There is a cellar running the length of the house behind the garage. Upstairs there is a generous lounge/dining room with sliding doors to a rear patio area with electric awning and south facing garden. A kitchen, three bedrooms and a family bathroom complete the first floor accommodation.

### OUTSIDE

The property occupies a head of

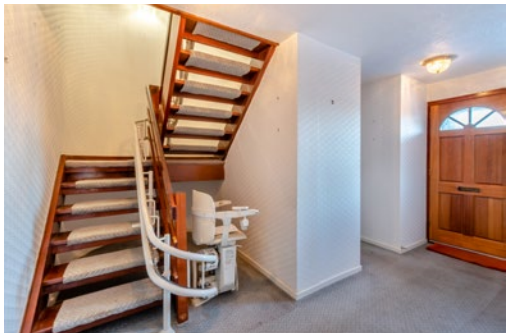
cul-de-sac location on an elevated site with views over roof tops to beautiful rolling countryside of Hexham golf course and the Tyne Valley beyond. There is space for parking to the north of the house on a block paved driveway that in turn leads to the integral double garage. There is a communal on-street parking apron for visitor parking and turning to the front. The front garden is laid mainly to lawn with borders and hedge, gated access and steps leading to the rear garden with its sun terrace, lawn and borders.

### LOCATION

18 Shaws Park lies on the outskirts of the historic market town of Hexham with its wide range of local amenities. There are a variety of shops, a weekly market and several large supermarkets, as well as a choice of cafés, restaurants and pubs. Hexham has plenty of leisure facilities, with golf available at Hexham and Tynedale Golf Clubs. The town also has several excellent schools, including the outstanding-rated Sele First School and for secondary, the Queen Elizabeth High School. The independent Mowden Hall Preparatory School is also within easy reach. The beautiful surrounding area provides walks and other country pursuits, with sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides more extensive cultural, educational, recreational and shopping facilities. The property enjoys excellent communication links with the nearby A69 giving access to surrounding villages and towns.







The beautiful Northumbrian heritage coastline and Newcastle lie to the east and Carlisle and the Lake District to the west. Easy onward access leads to the A1, A1(M) and M6 and Newcastle International Airport is also easily accessible. Hexham station offers regular cross-country services linking to other mainline services to major cities including London.

### DIRECTIONS

Head west out of Hexham on the B6531. Turn left into Shaws Park and at the T junction turn right and follow the road around as it bears left. Take the first left hand turning and follow the road to the end of the cul-de-sac. No 18 is the last house on the right.  
Post Code  
NE46 3BJ

### GENERAL

Services: Mains water, gas, electricity and drainage are connected. Gas fired central heating.  
Local Authority: Northumberland County Council  
Tenure: Freehold | Council Tax: Band F | EPC: Rated D

### VIEWING

Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com

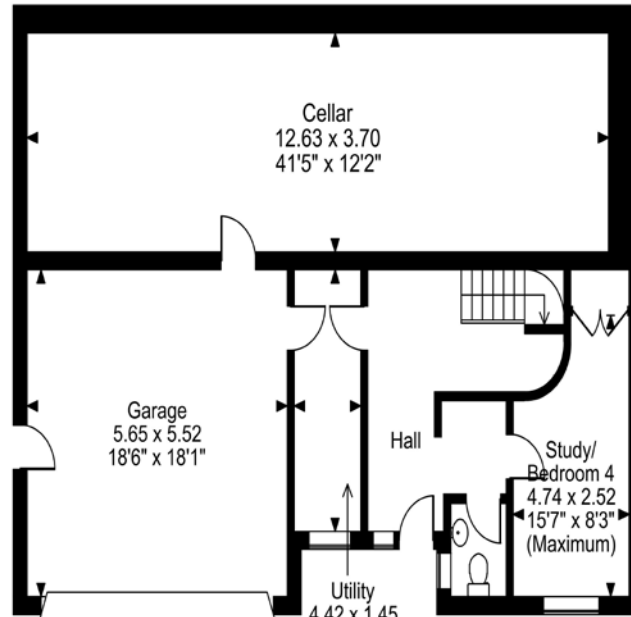
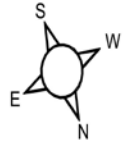
### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

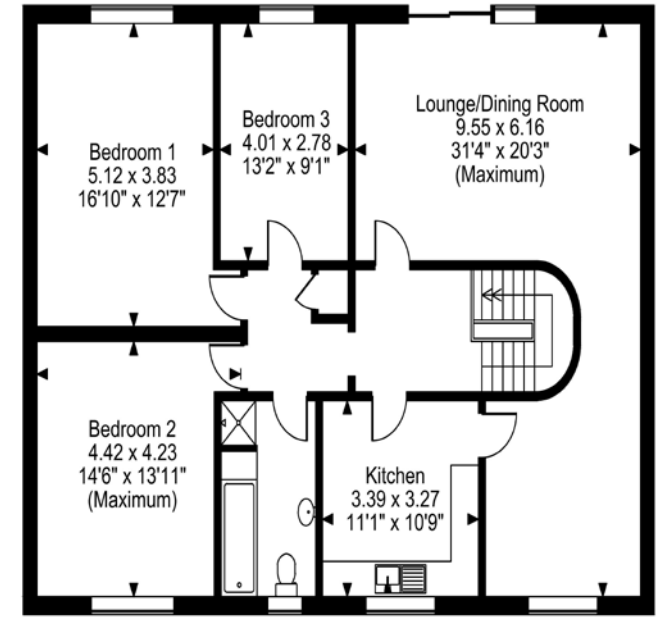


Hexham Business Park, Burn Lane, Hexham,  
NE46 3RU  
01434693693  
hexham@galbraithgroup.com

**Shaws Park, Hexham**  
**Approximate Gross Internal Area**  
Main House = 2264 Sq Ft/210 Sq M  
Garage = 336 Sq Ft/31 Sq M  
Total = 2600 Sq Ft/241 Sq M



Ground Floor



First Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & the size of rooms, doors, windows etc appliances and other features are approximate only.  
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### IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared January 2025. Photographs taken January 2025.