

# BRUNTON

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## RESIDENTIAL



**WEST HEXTOL, HEXHAM, NE46**

**Offers Over £250,000**



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Brunton Residential are thrilled to present this beautiful three-bedroom semi-detached family home, located in the ever-popular West End of Hexham.

This immaculately presented home has been fully modernised and is offered in excellent condition throughout. The property features a superb kitchen-diner, a spacious lounge, three double bedrooms, a family bathroom, a well-maintained garden, and a garage. Ideally located on West Hextol, it sits in the heart of the highly sought-after West End.

This quiet, well-established neighbourhood is popular with families and professionals alike, thanks to its peaceful setting and close proximity to the town centre. Homes here enjoy easy access to excellent local schools, shops, cafés, and leisure facilities, all within walking distance

The property has been comprehensively refurbished by the current owners and benefits from full re-wiring, re-plumbing, and re-plastering, offering a high standard of finish throughout.



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Upon entering the home, you are welcomed into a bright and inviting hallway, featuring stairs to the first floor and a useful storage cupboard beneath. To the right is a stylish living room, enhanced by a feature fireplace and a large front-facing window that floods the space with natural light.

The hallway leads through to a sleek, open-plan kitchen diner, fitted with modern shaker-style wall and base units and a range of integrated appliances, including a 5 ring gas hob with grill oven, overhead extractor, wine fridge, dishwasher, and a sink with mixer tap. There is a dedicated space for fridge freezer. There is ample space for dining, while sliding bi-fold doors open seamlessly onto the rear garden, creating a superb indoor–outdoor flow. To the left of the kitchen is a practical additional hallway area with an external door providing access to the rear of the property.

Upstairs, the property offers three well-presented bedrooms, comprising two generous double rooms and a third bedroom currently used as a home office but could easily be used as child's room or nursery. The contemporary family bathroom is finished to a high standard and includes a bath with shower over, WC, and wash basin.

Externally, the home benefits from a private rear garden with patio area, a detached garage, and off-street parking for two vehicles.





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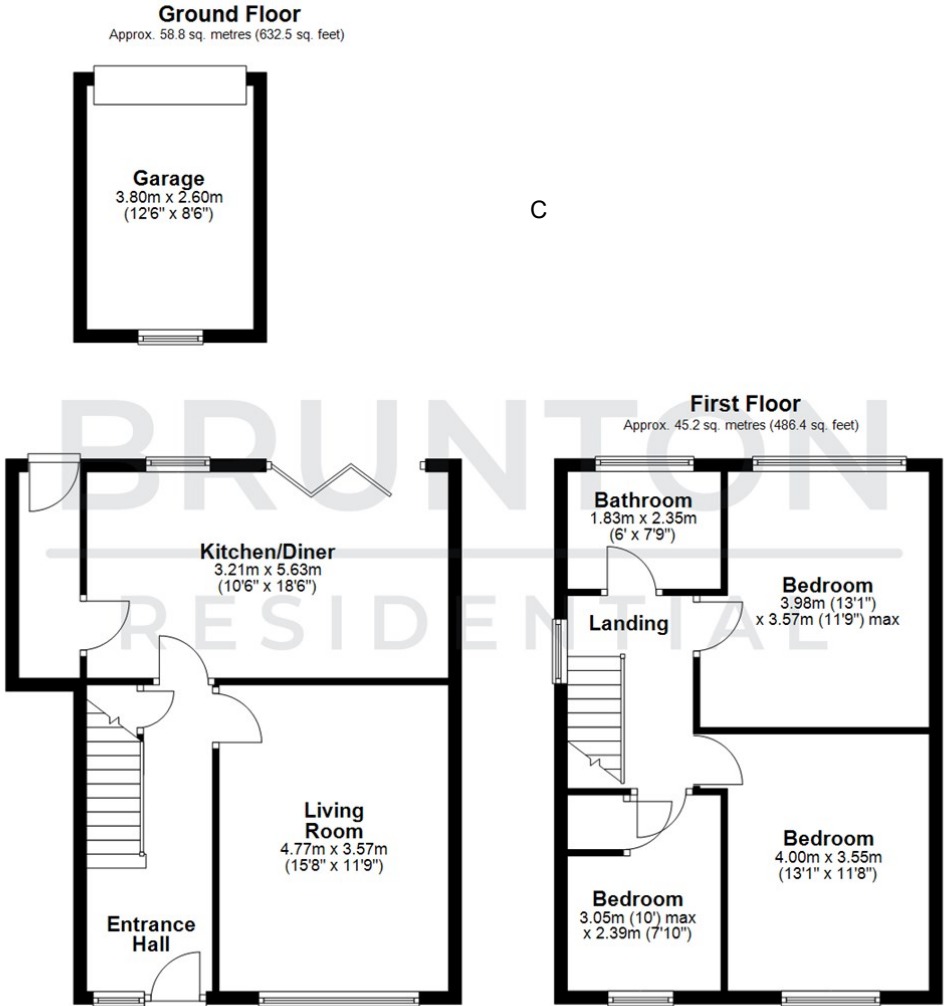
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>61</b>	
EU Directive 2002/91/EC		
England & Wales		

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