

# BRUNTON

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## RESIDENTIAL



**EASTGATE, HEXHAM, NE46**  
Offers In The Region Of £225,000



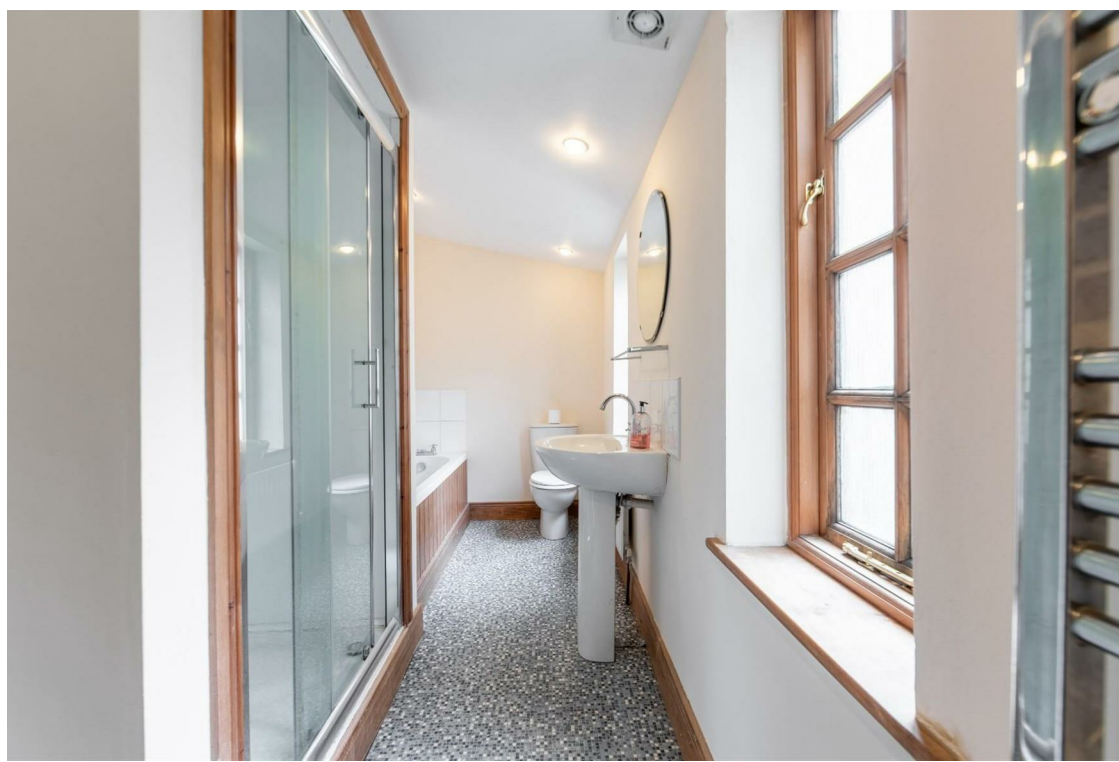
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### TWO BEDROOMS – NO ONWARD CHAIN – CENTRAL HEXHAM

Brunton Residential are delighted to offer this delightful, stone-built listed period two bed maisonette, placed on Eastgate, within the very heart of Hexham. The property itself is tucked just off from Battle Hill, and is perfectly placed to provide easy access into central Hexham, with its excellent array of shops, cafes, restaurants and outstanding local schooling. The property is also presented with no onward chain.



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Upon entering the property, you are welcomed into a hallway with stairs leading up to the main living areas. On the landing, there is access to a well-appointed kitchen featuring a decorative cast iron fireplace, wood flooring, wooden worktop surfaces, and a range of floor and wall units. Integrated appliances include an oven and hob, along with a window offering views over the garden.

Also accessed from the hallway is a spacious reception room, characterised by exposed ceiling beams, a working feature fireplace, and a useful storage unit. From here, a door leads into a bathroom fitted with a bath, separate shower, wash basin, WC, and an additional storage unit.

Exposed ceiling beams continue throughout the property, adding charm and character.

Upstairs on the first floor are two good-sized bedrooms, both benefiting from decorative feature fireplaces. One of the bedrooms includes a closet, while the other offers access to an en-suite shower room, which is currently not plumbed in but could be easily completed. All floor joists have been replaced by the current owner.

Externally, the property features a large enclosed decked garden with potted shrubs and a shed.

The property is a listed building.





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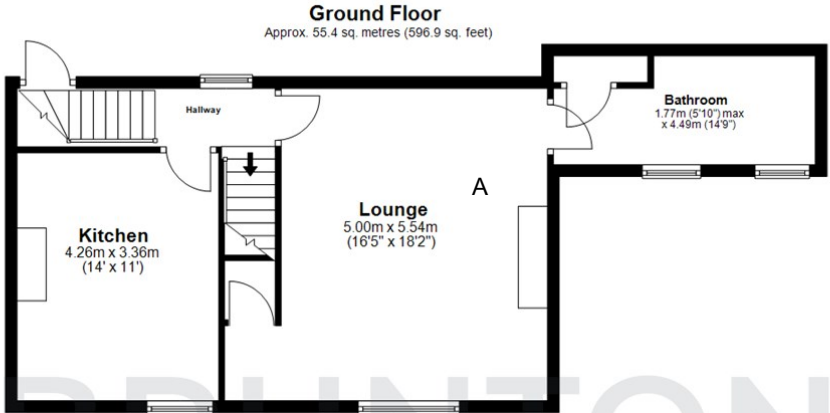
## RESIDENTIAL

TENURE : Leasehold

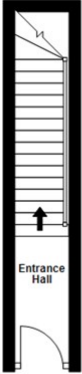
LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

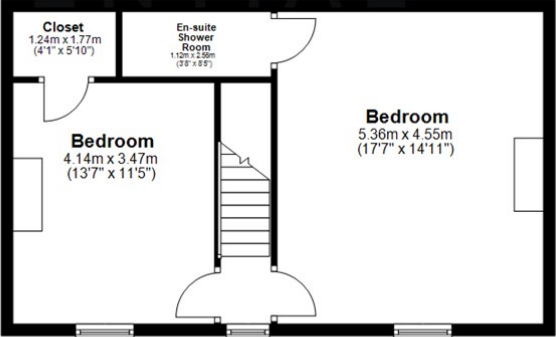
EPC RATING :



**Split Level Lower Ground Floor**  
Approx. 5.6 sq. metres (59.8 sq. feet)



**First Floor**  
Approx. 49.0 sq. metres (527.0 sq. feet)



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		
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		