

# BRUNTON

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## RESIDENTIAL



**OSBORNE AVENUE, HEXHAM**

Offers Over £240,000

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Situated in the highly sought-after West End of Hexham, this exceptionally spacious three double bedroom maisonette enjoys an elevated position with stunning views over the Tyne Valley.

The property is ideally located within walking distance of a wide range of local amenities, including the town centre, supermarkets, cafés, and leisure facilities. It also falls within the catchment area for several well-regarded schools, such as Hexham First School, Sele First School, and the highly acclaimed Queen Elizabeth High School, making it an excellent choice for families.

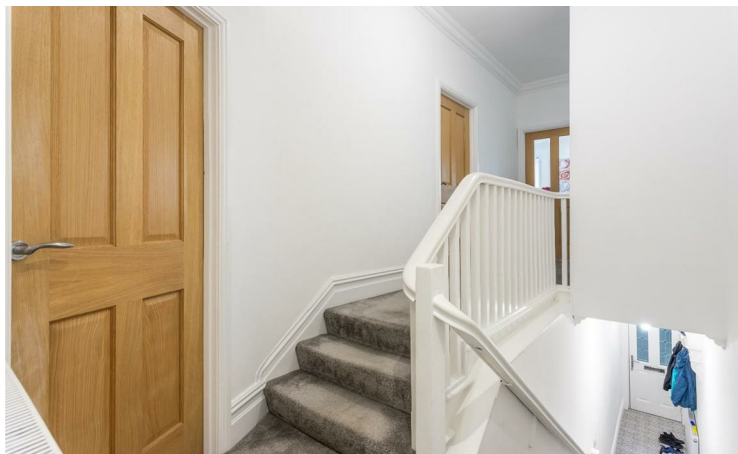
Transport links are also a major advantage, with Hexham railway station just a short walk away, offering regular direct services to Newcastle and Carlisle. There are also excellent road connections via the A69, making commuting across the region both convenient and efficient.

In recent years, the property has undergone a full refurbishment and modernisation, resulting in a beautifully presented, move-in-ready home with contemporary finishes throughout.

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Entered via a communal entrance lobby, a private hallway leads to the first floor, where you'll find a contemporary bathroom fitted with a panelled bath, rain and body shower heads, tiled splashbacks, and a chrome heated towel rail. The generous utility room includes fitted storage units, ceramic tiled flooring, plumbing for a washing machine, an American-style fridge-freezer (included in the sale), and houses a newly installed boiler. Also on this level is a large double bedroom with built-in cupboards and a decorative fireplace, as well as an impressive open-plan living/dining kitchen. This light-filled space features a range of integrated appliances, a breakfast bar island, a wood-burning stove, and quality finishes throughout. Upstairs, the second floor offers two further double bedrooms—one with a dormer window and another with a Velux rooflight and storage—as well as a separate WC.

Externally, there is a small rear yard and an outhouse for additional storage. With gas central heating, double glazing, and mains services connected, the property also benefits from fitted carpets and blinds included in the sale



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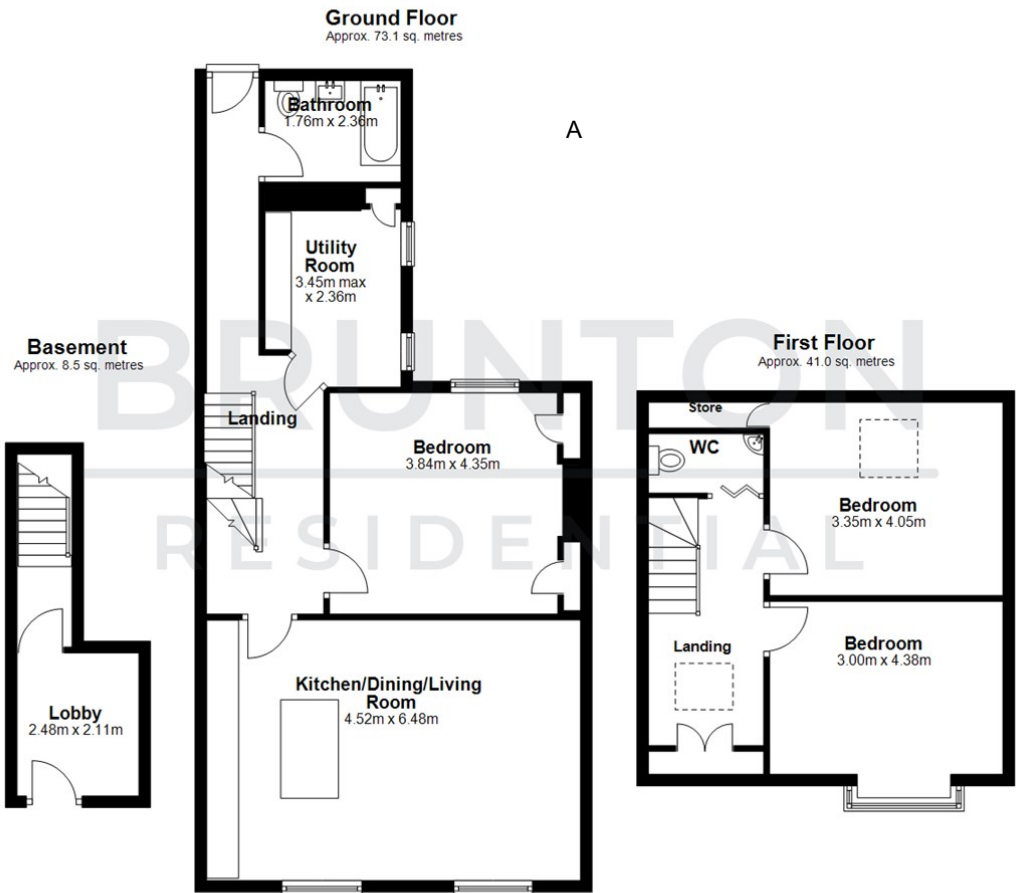
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

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) <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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |