

**BRUNTON**  
RESIDENTIAL



**EILANGATE TERRACE, HEXHAM**

Offers Over £125,000

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**TWO BEDROOM | TERRACED HOUSE | GREAT LOCATION**

Brunton Residential are delighted to offer for sale this terraced house, ready for a new owner to put their own stamp on it. The property is in need of complete refurbishment, offering an excellent opportunity to create a home tailored to individual taste and requirements.

This two-bedroom terraced home is ideally located on Eilangate Terrace, Hexham. Eilangate is ideally placed for families, with excellent schooling close by, including The Sele First School, Hexham Middle School and the highly regarded Queen Elizabeth High School. The home sits within easy reach of Hexham's shops, cafés, leisure facilities and the Abbey, offering a convenient yet peaceful setting.

Transport links are strong, with Hexham railway station providing direct services to Newcastle, regular local bus routes and quick access to the A69, making it an attractive and well-connected location for everyday living.

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The property is entered via an entrance hallway with stairs rising to the first floor. To the left, you'll find a generously sized lounge, featuring a large window that overlooks the front aspect, allowing plenty of natural light to fill the room. The lounge also boasts a fireplace with a wooden surround, creating a focal point. Beneath the stairs, there is a substantial storage cupboard, which could easily be converted into a small home office, ideal for those seeking a dedicated workspace.

The lounge leads into the kitchen, which is fitted with a range of wall and base units, along with a new oven and a stainless steel sink with a mixer tap. From here, you'll find a space that could easily accommodate a bathroom, along with an additional storage cupboard. An external door opens to the rear garden, offering convenient access to the outdoors.

Upstairs, there are two bedrooms. The master bedroom is generously sized and benefits from built-in cupboards, while the second bedroom is smaller, offering versatile space for various uses.

Externally, the rear garden is of a great size, mainly laid to lawn and enclosed by hedged and fenced boundaries, providing a private and secure outdoor space.



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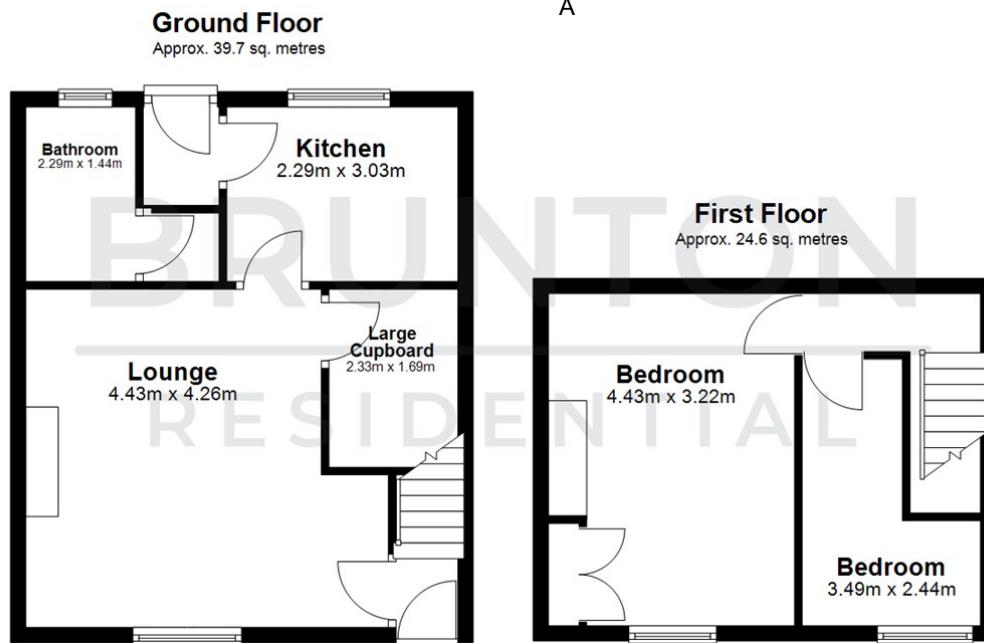
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TENURE : Freehold

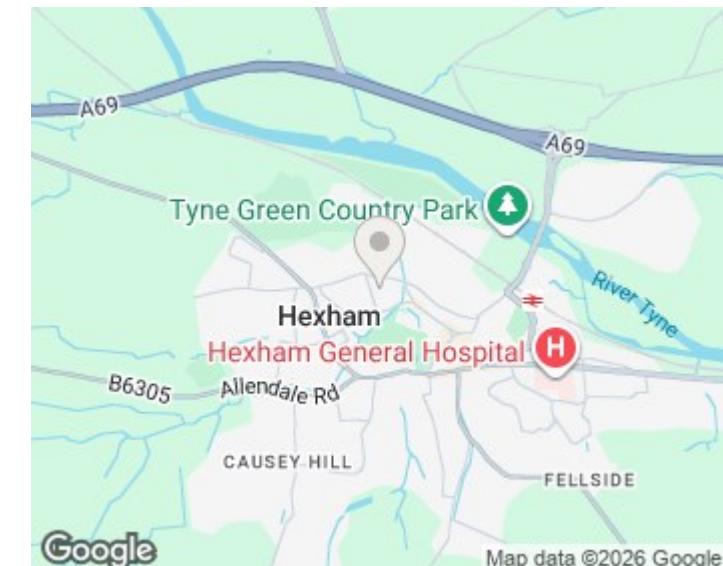
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	