

# BRUNTON

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## RESIDENTIAL



**WEST HEXTOL, HEXHAM, NE46**

**Price Guide £235,000**

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

The property features a superb fitted kitchen, 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

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first-floor landing. To the front of the property is a spacious lounge, featuring a large front-aspect window allowing for excellent natural light, along with a fireplace serving as an attractive focal point.

To the rear is a separate dining room, providing an excellent space for both everyday living and entertaining, with sliding doors leading out to the rear garden. To the end of the hallway is a fitted kitchen, equipped with a range of wall and base units, ample work surface space and a rear-facing window.

To the first floor, the landing provides access to three bedrooms, two of which are well-proportioned doubles, with the third offering a versatile single room suitable for a home office or additional bedroom. The accommodation is served by a family bathroom comprising a bath with overhead shower, WC and washbasin.

A staircase from the first floor leads to a loft space, currently utilised for storage, offering further potential for conversion, subject to the necessary permissions.

Externally, the property benefits from an enclosed rear garden with a paved patio area, creating a low-maintenance outdoor space. There is also a detached garage and off-street parking available.



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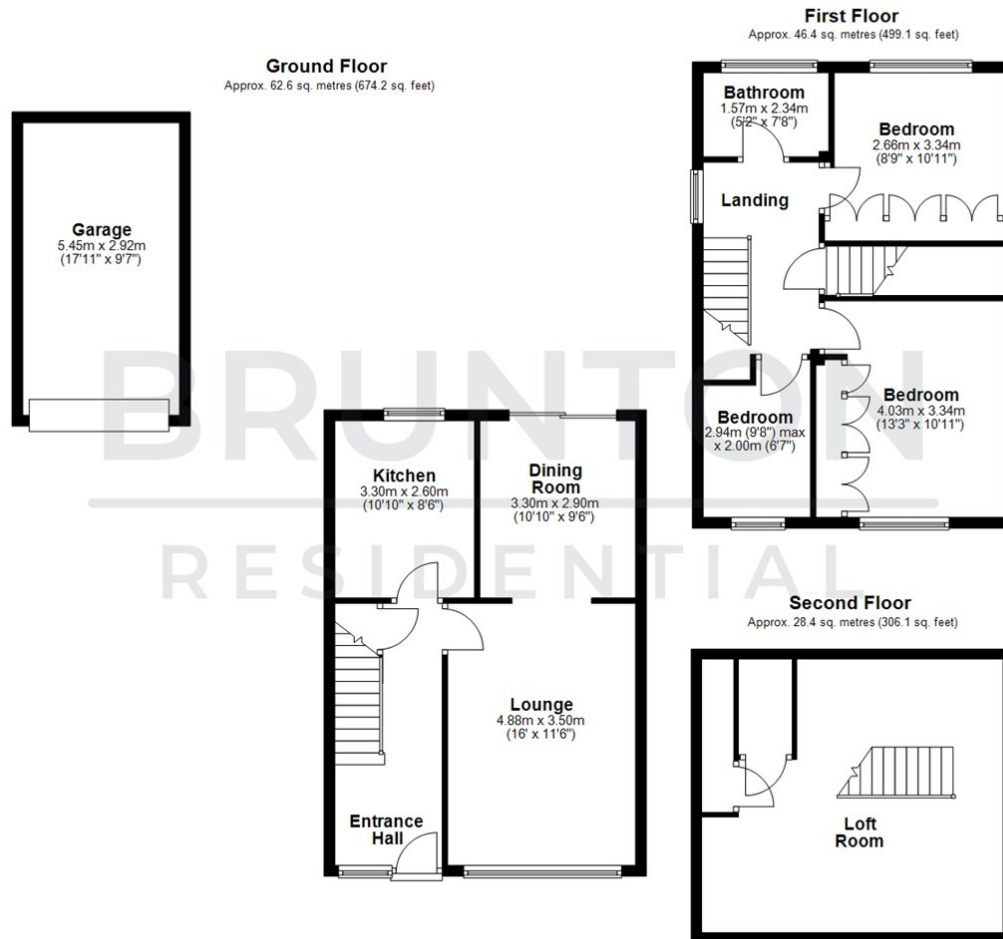
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 137.4 sq. metres (1479.4 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			
		62	76
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	