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BURSWELL AVENUE, HEXHAM, NE46

Offers Over £325,000

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Lovely, Extended End-Terrace Boasting a Great Open Plan Kitchen/Dining & Family Space, Beautiful Lounge, Four Bedrooms, Family Bathroom plus En-Suite Shower Room, Front Garden, Rear Garden & Garage!

This excellent, period end terrace is ideally located on Burswell Avenue, Hexham. Burswell Avenue, which is tucked just off from Osborne Avenue and Hellpool Lane, is perfectly placed within the desirable West End of Hexham, and provides easy access to everything central Hexham has to offer, including its excellent array of shops, cafes, restaurants and outstanding local schooling.

The property is also situated only a short walk from The Sele, Hexham Golf Club and Hexham Railway Station providing excellent links throughout The Tyne Valley and into Newcastle City Centre.

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The accommodation briefly comprises: Lobby through to entrance hall with a convenient cloakroom/ storage cupboard. To the left of the entrance hall, there is a spacious and well presented lounge, featuring a working fireplace and a west facing walk-in bay window. To the rear of the property is a large, open-plan kitchen and dining area, with French doors leading out onto the rear garden. This area also benefits from approved planning permission providing the ability to further extend the property (should it be desired).

To the first floor, there are three bedrooms. The master bedroom comes with built-in wardrobes, alongside two additional bedrooms. There is also a family bathroom with three piece suite and a separate WC.

A clever redesign of a cupboard space has allowed for a staircase which leads to the second floor, where a loft conversion provides an additional bedroom with dormer window an en-suite shower-room.

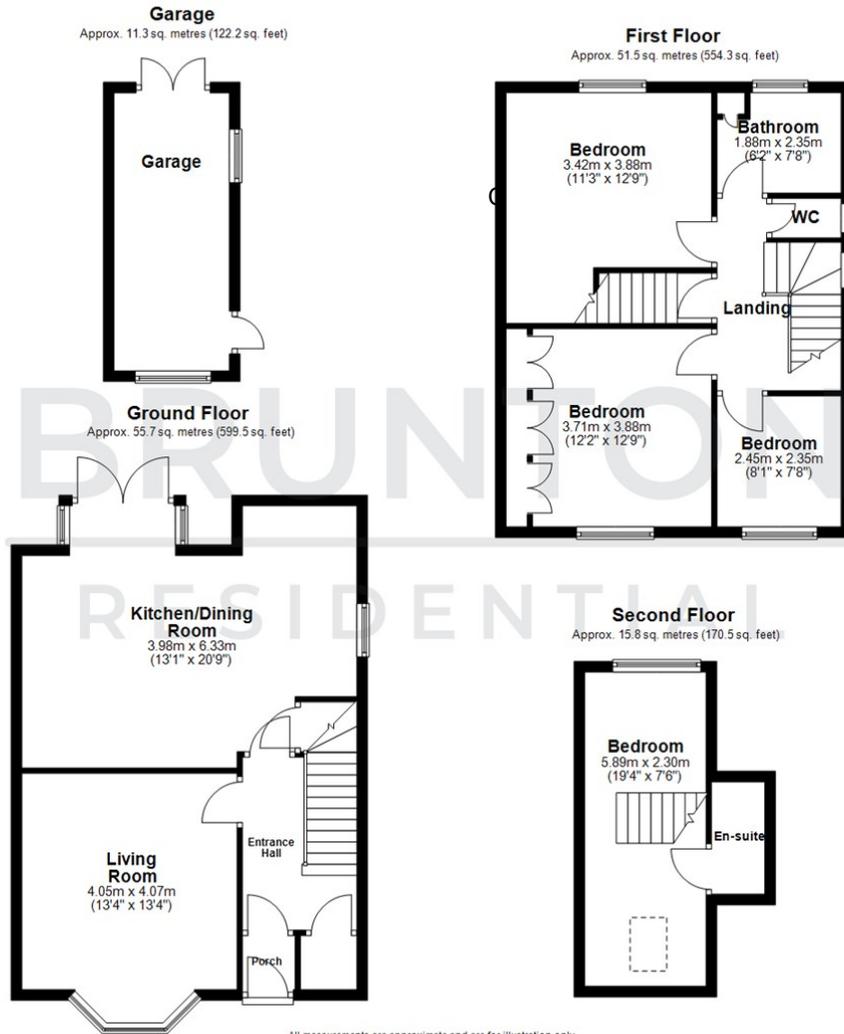
Externally, the property boasts a well-kept front garden with both paved and lawned areas. The rear garden is equally neat, featuring a well presented lawn, timber shed, and a private garage.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this great family home simply demands an early inspection and viewings are strongly advised.



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All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :

