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GIBSON PLACE, HEXHAM

Offers Over £270,000

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Brunton Residential are thrilled to present this three bedroom property, fully refurbished to a high standard by the current owner and thoughtfully reconfigured from a two-bedroom into a spacious three-bedroom home. It is situated in a highly desirable location on a small, quiet road, Gibson Place, in central Hexham, just tucked away off Cockshaw.

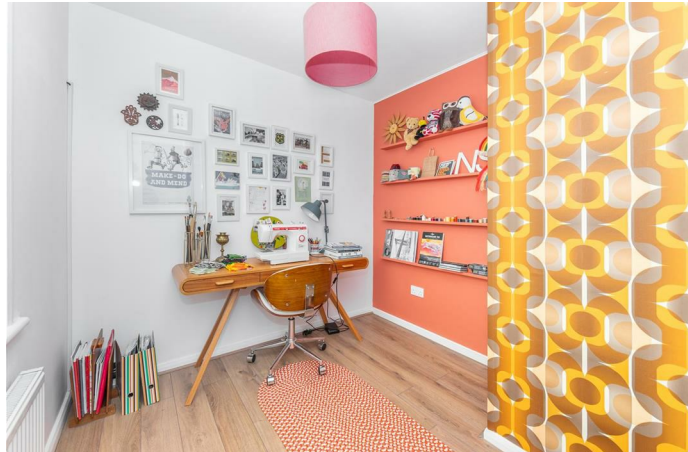
Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The accommodation comprises an inviting entrance hallway with stairs leading to the first floor, along with a convenient storage cupboard.

To the right, there is a spacious and beautifully decorated lounge, featuring stylish shuttered blinds and an attractive feature fireplace, creating a warm and welcoming living space.

The property also benefits from a large, newly refurbished kitchen fitted with modern cabinetry and well-designed storage solutions, including custom-built shelving and wardrobes. Integrated appliances include a four-ring gas hob and oven, with additional space available for further appliances. The newly installed boiler is also housed within the kitchen.

To the rear of the property is a generous garden room, finished with carefully panelled walls and tasteful décor. French doors open out onto the rear garden, allowing for plenty of natural light and a seamless indoor-outdoor feel.

The first floor offers well-proportioned accommodation. There is a spacious double bedroom with dual aspect windows, enhancing light and space. The layout has been thoughtfully adapted to create two additional rooms: a further good-sized double bedroom and a versatile third room, currently used as a hobby space but equally suitable as a nursery or child's bedroom.

The family bathroom is well-appointed, featuring both a bath and a separate shower, along with a practical storage cupboard.

Externally, the property boasts neat and well-maintained front and rear gardens, both carefully designed to maximise space and usability.



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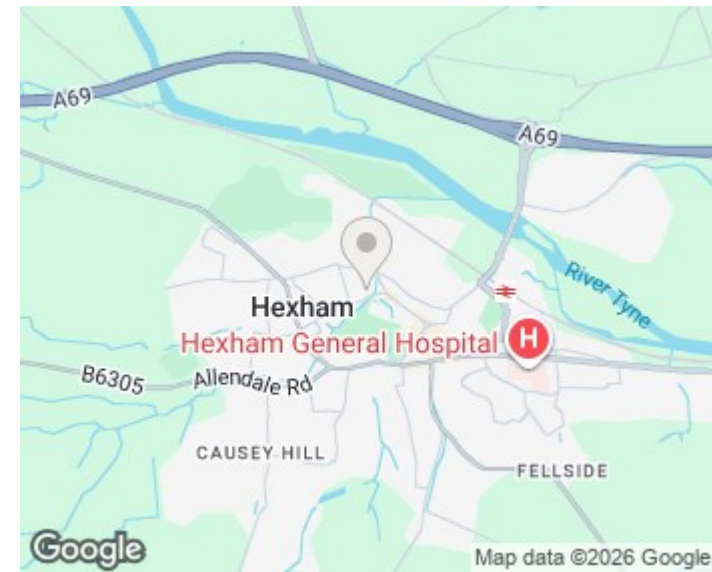
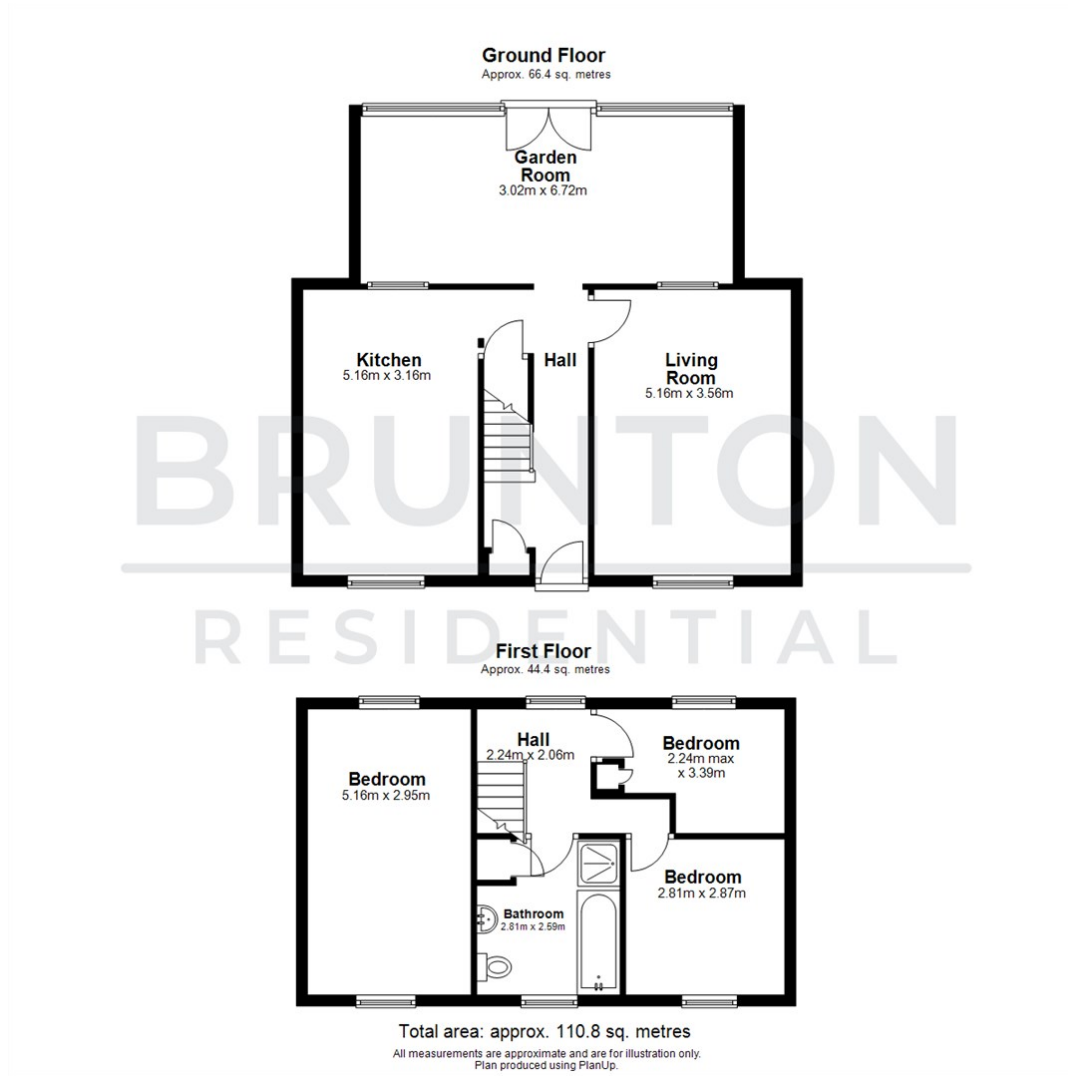
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	