

**BRUNTON**  
RESIDENTIAL



**WINDSOR TERRACE, HEXHAM**  
Offers Over £300,000

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Brunton Residential are delighted to present this highly sought-after and well-presented three-bedroom brick-built terraced home, situated on Windsor Terrace in the popular Hexham West End. The property offers comfortable living, a versatile layout, and excellent access to a wide range of local amenities.

Inside, the accommodation features three bedrooms, two generously sized reception rooms with front and rear aspects, a well-appointed extended kitchen, and a spacious family bathroom. The layout is both practical and flexible, making it well suited to a variety of lifestyles.

The home is ideally located just a 10-minute walk from Hexham town centre, placing shops, cafés, and essential services within easy reach. Families will appreciate the close proximity to highly regarded schools, including The Sele, Hexham Middle School, and Queen Elizabeth High School.

Commuters benefit from excellent transport links, with Hexham Train Station nearby offering direct rail services to Newcastle and Carlisle. The A69 is also easily accessible, providing convenient road connections across the region.

This is a rare opportunity to acquire a fantastic chain-free family home in a highly desirable location

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An entrance porch leading into an internal hallway with a staircase to the first floor. At the front of the property is a bright lounge featuring a fireplace and a large window providing plenty of natural light. To the rear is a dining room or second sitting room, complete with a window overlooking the rear yard, an attractive inglenook stone fireplace with uplighter and hearth, and a useful storage cupboard.

The newly fitted extended kitchen includes a range of wall and base units with coordinating work surfaces, integrated appliances, a stainless-steel sink with mixer tap, and partially tiled splashbacks. French doors open out to the rear yard. There is also a convenient downstairs WC.

The first floor offers three bedrooms: two generously sized double rooms, both with built-in storage cupboards, and a third room suitable as a study, nursery or child's bedroom. The family bathroom is large in size and includes a bathtub with shower over, pedestal sink, and WC.

Externally, there is a large lawned garden to the front with mature plants and shrubs with gated access to the property, while to the rear is a secure sizeable yard with planters and a storage shed.



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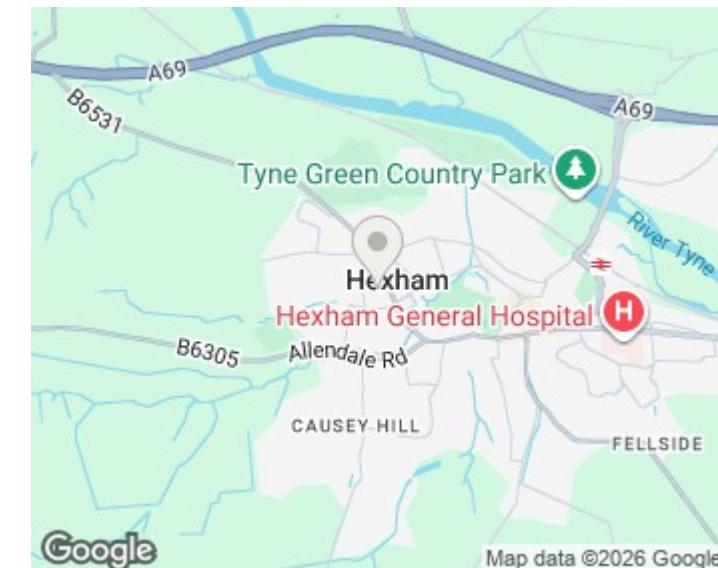
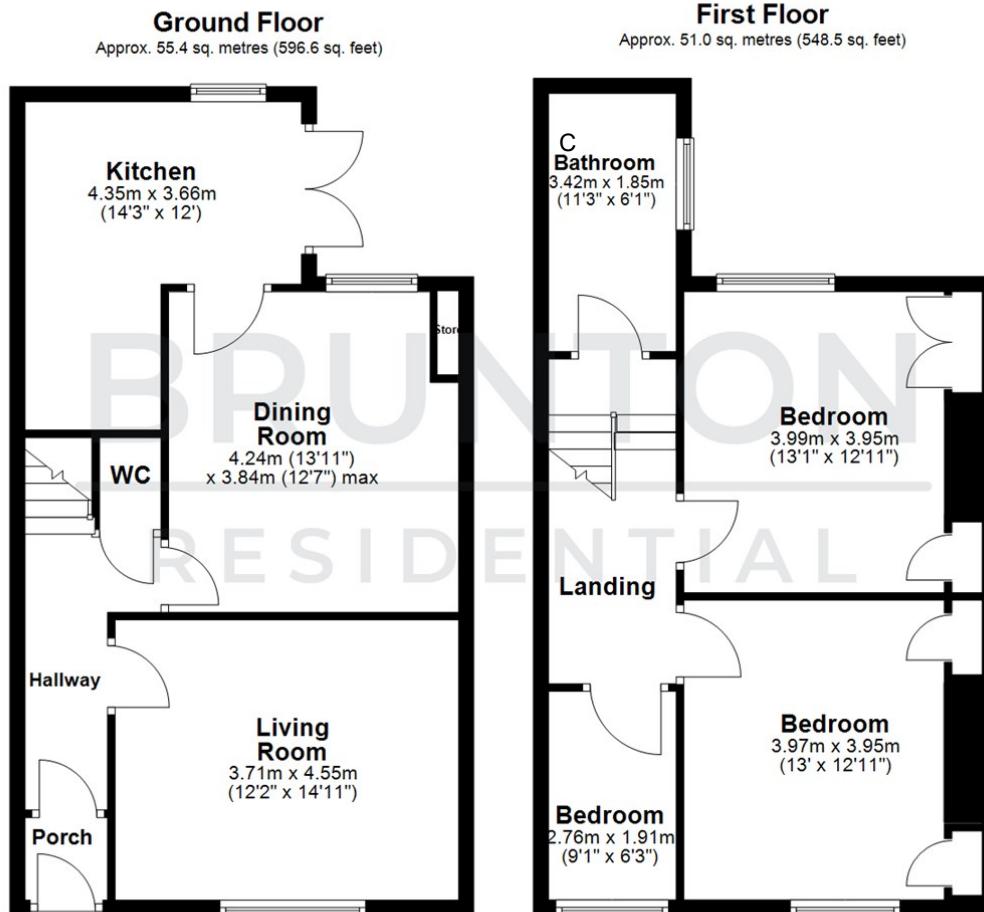
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(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 <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	