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SOUTH PARK, SLALEY, HEXHAM

Offers Over £280,000

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Brunton Residential are delighted to offer to the market this beautifully presented three bedroom semi-detached home situated in the sought after village of Slaley.

Slaley is a sought-after village surrounded by stunning Northumberland countryside. It offers a warm community atmosphere, with a popular village pub, local shop, and primary school all within walking distance. The nearby market town of Hexham (just under 7 miles away) provides a wider range of amenities and a train station with direct links to Newcastle and Carlisle. Excellent road connections via the A68 and A69 make regional travel straightforward, and Newcastle International Airport is around 40 minutes away.

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The accommodation briefly comprises a spacious lounge with windows to both the front and rear, allowing for plenty of natural light throughout the day. The room also features a fireplace which serves as a central focal point, creating a comfortable living space.

There is a separate open-plan sitting room with a front-facing window, offering additional living space that could be used as a dining area or second lounge. This room leads through to a practical galley kitchen, which provides a functional layout with good use of space.

Adjacent to the kitchen is an outhouse, which includes two useful storage rooms along with an external WC, adding further convenience and flexibility for storage or utility use. These spaces offer excellent potential to be transformed into additional living areas, extensions, or annexes.

To the first floor, the property offers three well-proportioned bedrooms, providing suitable accommodation for a family or those needing extra space for a home office. Two of the bedrooms benefit from built-in storage cupboards. The floor is completed by a newly refitted family shower room, finished to a modern standard.

Externally, the property benefits from a generous garden that wraps around the side, featuring a range of established shrubs and several outbuildings, offering additional storage or potential for other uses. The home also benefits from 10 south-facing solar panels, helping to improve energy efficiency and reduce running costs.



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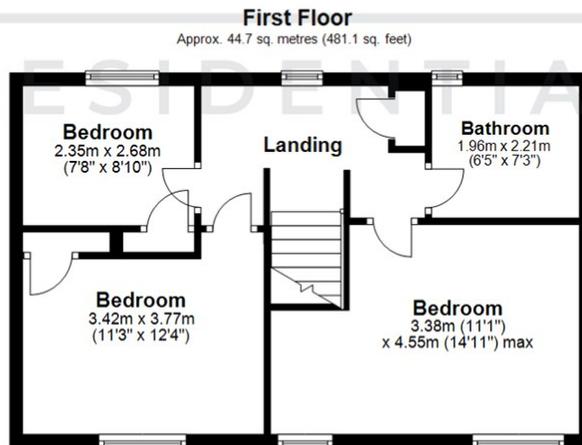
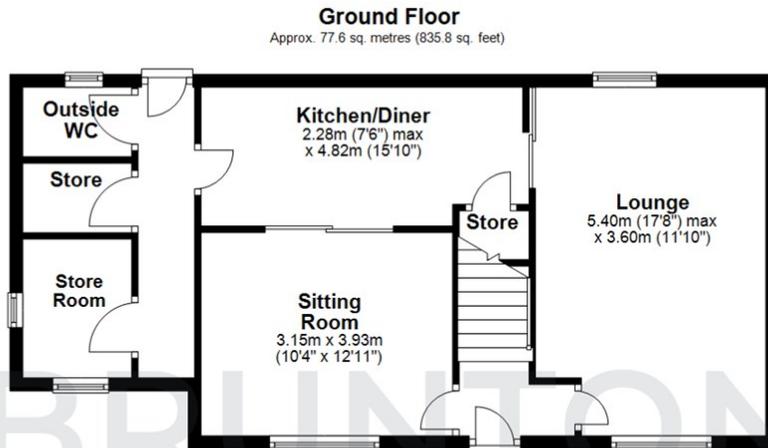
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 122.3 sq. metres (1316.9 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	