

# BRUNTON

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RESIDENTIAL



**OSBORNE AVENUE, HEXHAM**

Offers Over £395,000

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### THREE BEDROOM | SEMI DETACHED BUNGALOW | DESIRABLE AREA

Brunton Residential are thrilled to present this exceptional three-bedroom semi detached bungalow, situated on Osborne Avenue in the sought-after west end of Hexham. This beautifully presented property features a large kitchen diner, lounge, three bedrooms, two family bathrooms and utility room. It is surrounded neatly maintained gardens.

Located in a desirable residential area of Hexham, the property is just a short stroll from Hexham's vibrant town centre, which offers an excellent selection of shops, cafes, restaurants, and amenities. It is also within walking distance of highly regarded local schools and Hexham Railway Station, providing excellent transport links to Newcastle City Centre and across the Tyne Valley.

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The accommodation briefly comprises an entrance hall leading to a kitchen-diner featuring high-quality base and wall units, a wooden countertop, and integrated appliances, including a double oven, a four-ring gas hob, an extractor fan, a dishwasher, and a fridge-freezer. The kitchen is finished with a ceramic tiled splashback, a stainless steel sink with a mixer tap, and has dual-aspect window and LVT flooring. It offers ample space for a table and chairs.

A convenient utility room provides space for a washing machine and dryer, an additional sink, and an external door to the rear. There is also a cupboard for extra storage.

The spacious lounge is fitted with a log burning stove set within a stone fireplace and benefits from a south-facing window. There are two double bedrooms, both with built-in wardrobes, and a large family bathroom featuring a bath, separate shower area, a heated towel rail, a vanity sink, a WC, and tiled flooring with partial splashback tiling.

On the first floor, there is another double bedroom with storage under the eaves and Velux windows. A second bathroom with a bath, overhead shower, vanity sink, WC, wooden flooring, and a heated towel rail completes this level.

Externally, the property is enclosed by hedged boundaries, with a patio area, shrubs, and a shed to the front. The south-facing rear garden features a lawned area, paved sections, and bordered areas for added appeal. There is also a storage space under the rear of the property.



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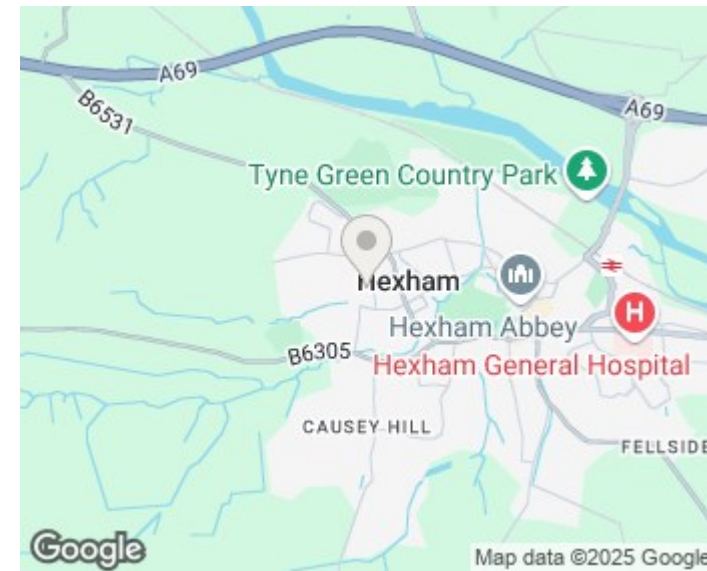
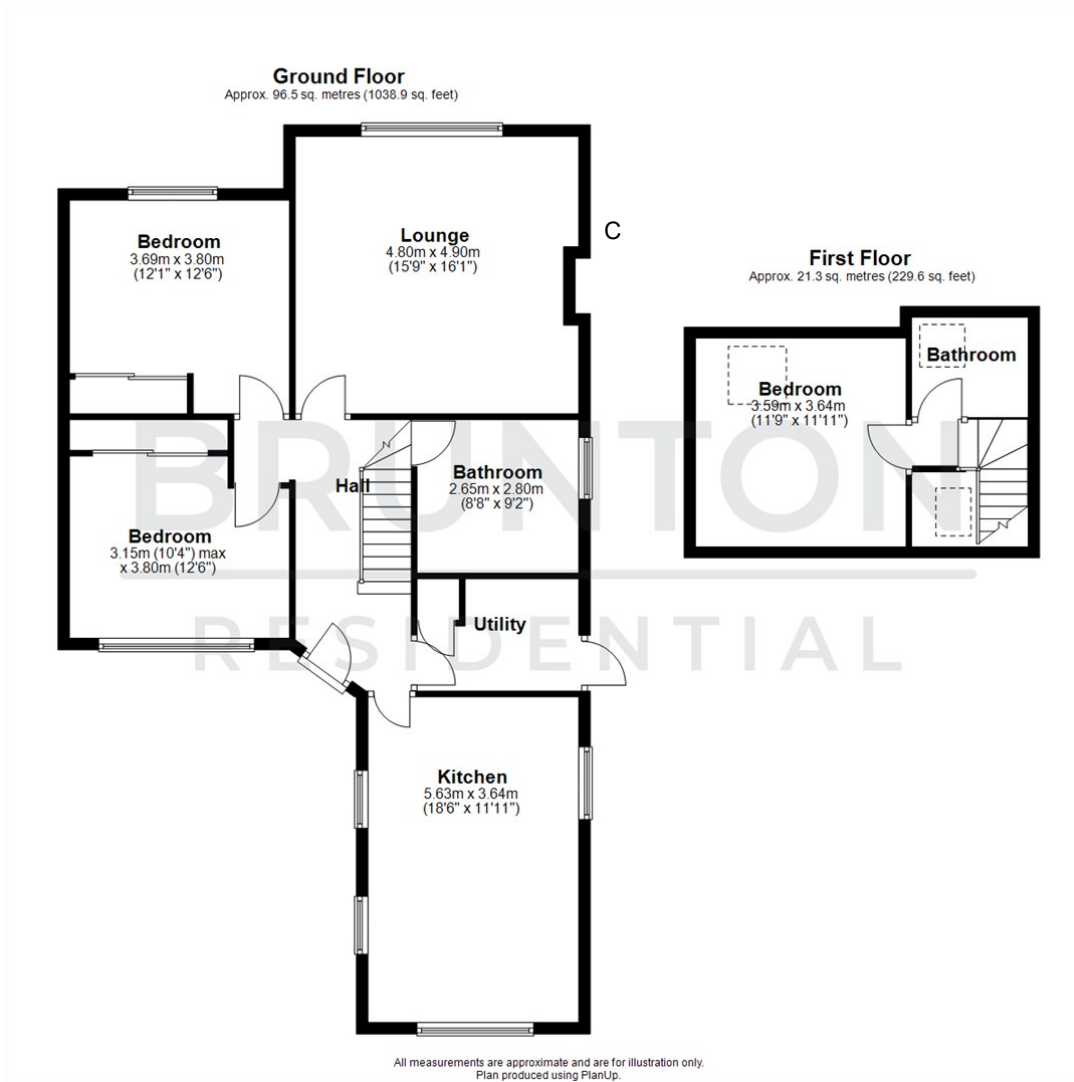
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : C

EPC RATING : C



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>		69	79
(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			
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	