

# BRUNTON

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## RESIDENTIAL



**GLEN TERRACE, HEXHAM, NE46**

**Offers Over £180,000**



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Brunton Residential is delighted to offer to the market this excellent value stoned faced one-bedroom mid-terrace home, situated on Glen Terrace in Hexham.

Situated on a peaceful terrace, this home is just a 10-minute stroll from the historic Hexham Abbey, a perfect setting for weekend outings or relaxing walks. Families will appreciate the proximity to well-regarded schools such as Hexham Middle School and Queen Elizabeth High School, making the morning routine that bit easier.

For those who commute, Hexham Train Station is just 0.6 miles away, offering direct rail links to Newcastle and Carlisle, and the nearby A69 ensures smooth travel by car. The home itself has been well-maintained, offering comfortable living spaces with thoughtful details throughout.



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This amazing home offers a warm and characterful interior, beginning with an entrance porch that leads into an impressive living room. The room features an attractive fireplace recess with a heavy beam mantle, an ornate corniced ceiling, and laminate flooring that flows throughout the ground floor. Open-plan in layout, the living area leads into a cosy dining/sitting room, complete with a raised hearth housing a wood burning stove and a built-in cupboard, while a staircase rises to the first floor. The well-appointed kitchen sits to the rear of the property and includes fitted wall and base units, a stainless steel sink with drainer and mixer tap, and plumbing for both a washing machine and dishwasher. A UPVC door provides convenient access to the rear courtyard.

Upstairs, the landing offers useful built-in storage, including a cupboard housing the central heating boiler. The spacious double bedroom benefits from polished timber flooring and an additional built-in storage cupboard. The bathroom is fitted with a panelled bath with shower over, a pedestal wash basin, a low-level WC, tiled splashbacks, and further storage options.

Externally, a small paved area lies to the front, while to the rear there is a enclosed courtyard garden with gated access to the rear lane, surrounded by high walls that offer a good degree of privacy.





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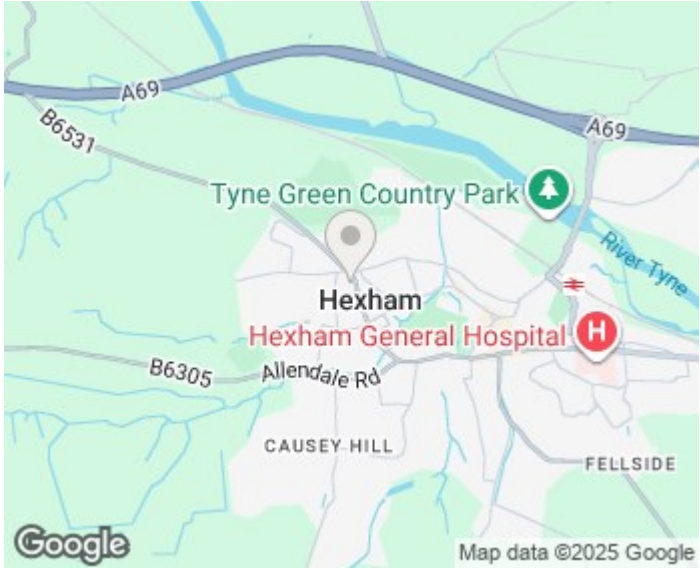
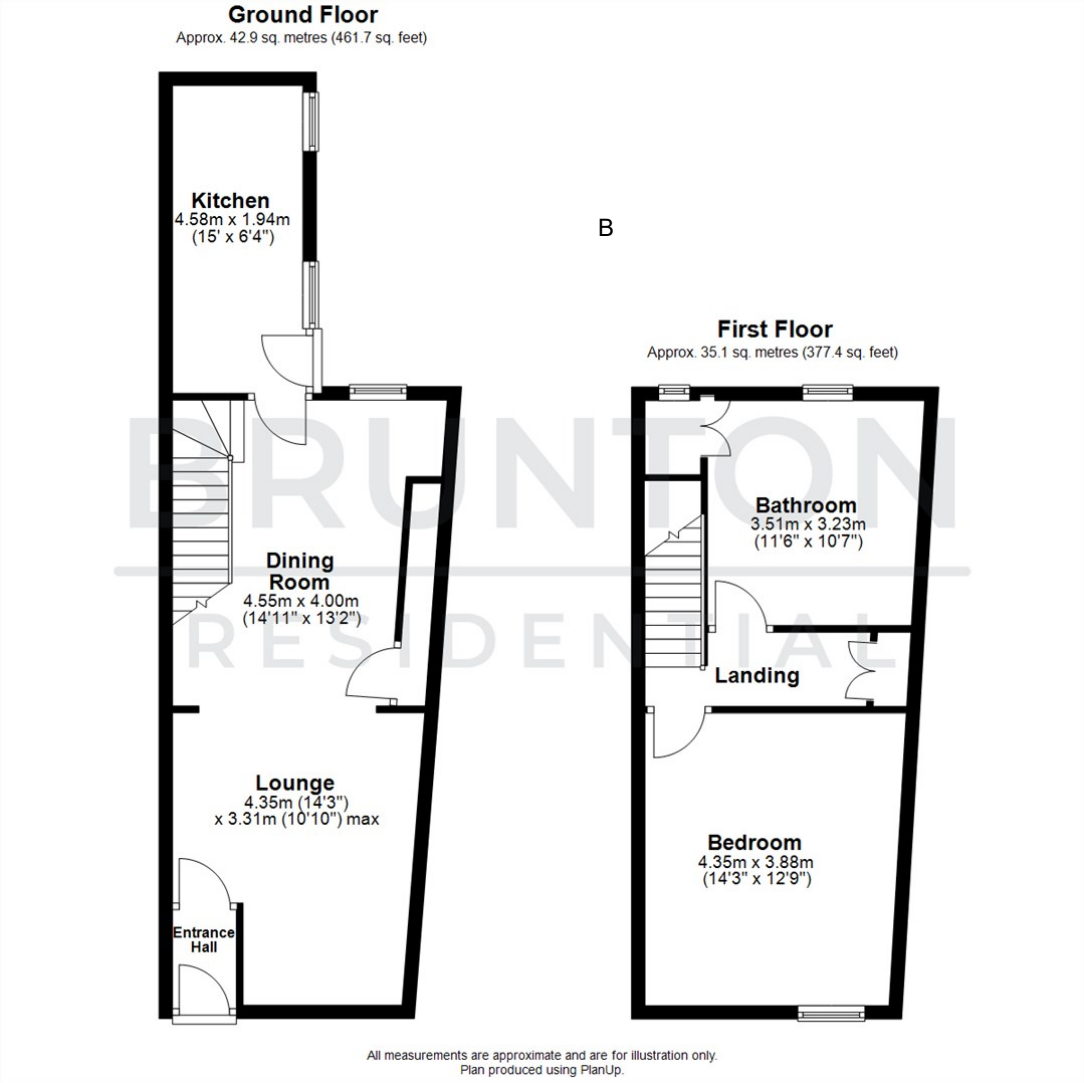
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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