

# BRUNTON

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## RESIDENTIAL



**ST. WILFRIDS ROAD, HEXHAM, NE46**

**Offers In The Region Of £140,000**

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TWO BEDROOMS - GROUND FLOOR APARTMENT - DESIRABLE LOCATION -

Brunton Residential is delighted to present this charming ground-floor, two-bedroom apartment located on St. Wilfrid's Road in the heart of Hexham, just off Battle Hill and Elvaston Road. This property enjoys a prime location with convenient access to Hexham's bustling town centre, offering a fantastic selection of shops, cafés, restaurants, and amenities.

The apartment is also within walking distance of highly regarded local schools and Hexham railway station, providing excellent transport links to Newcastle city centre and destinations throughout the picturesque Tyne Valley.

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The accommodation is thoughtfully designed, starting with an entrance hall that includes a convenient storage cupboard. To the left is a spacious bathroom/utility room featuring a bathtub with an overhead Mira shower, WC, pedestal basin, cupboard containing Viessmann combi-boiler, upgraded to programmable (WiFi), alongside a shelved airing cupboard with a storage cupboard below. It also includes plumbing and electrics for a washing machine, a worktop with a shelved cupboard underneath.

To the right of the hallway is the master bedroom, finished with pendant lighting and wool carpet, as well as a smaller bedroom with a fitted wardrobe, shelving, high-quality vinyl floor tiles (LVTs), and modern wall lights.

The property boasts a generously sized living room with a large rear window that allows ample natural light, a feature fireplace, uplights, and an alcove with a fitted cupboard and spotlight. At the rear, a practical galley kitchen offers a range of base units and wall units with downlighting to laminate worktops, an electric oven with ceramic hob, extractor fan, and a stainless steel 1.5-bowl sink. The property has undergone extensive electrical upgrades throughout, meticulously carried out by the current owner, and is beautifully finished with stylish Hillarys Venetian blinds.

Externally, there is a small private yard with a shed, enhanced by a substantial decorative wood trellis.

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TENURE : Leasehold

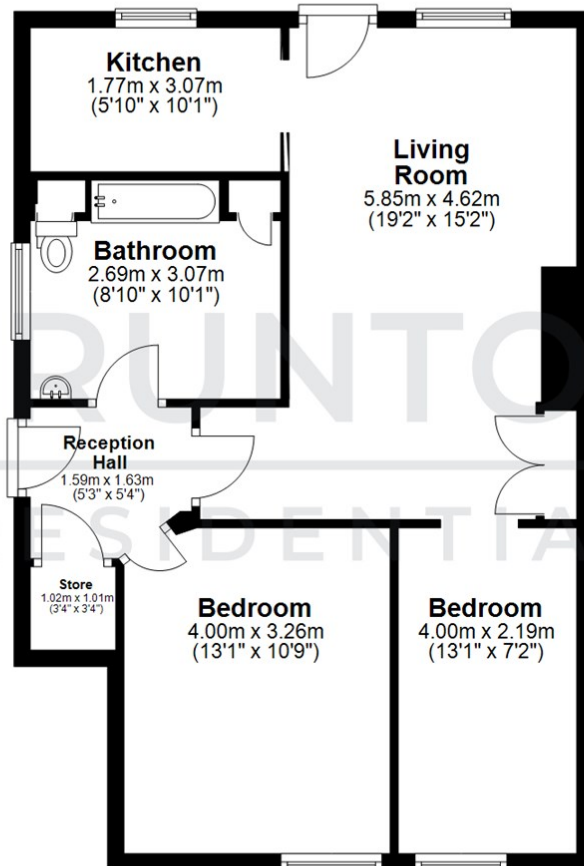
LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING : C

### Ground Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 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) <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 energy efficient - higher running costs			
		69	76
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			
(82 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	