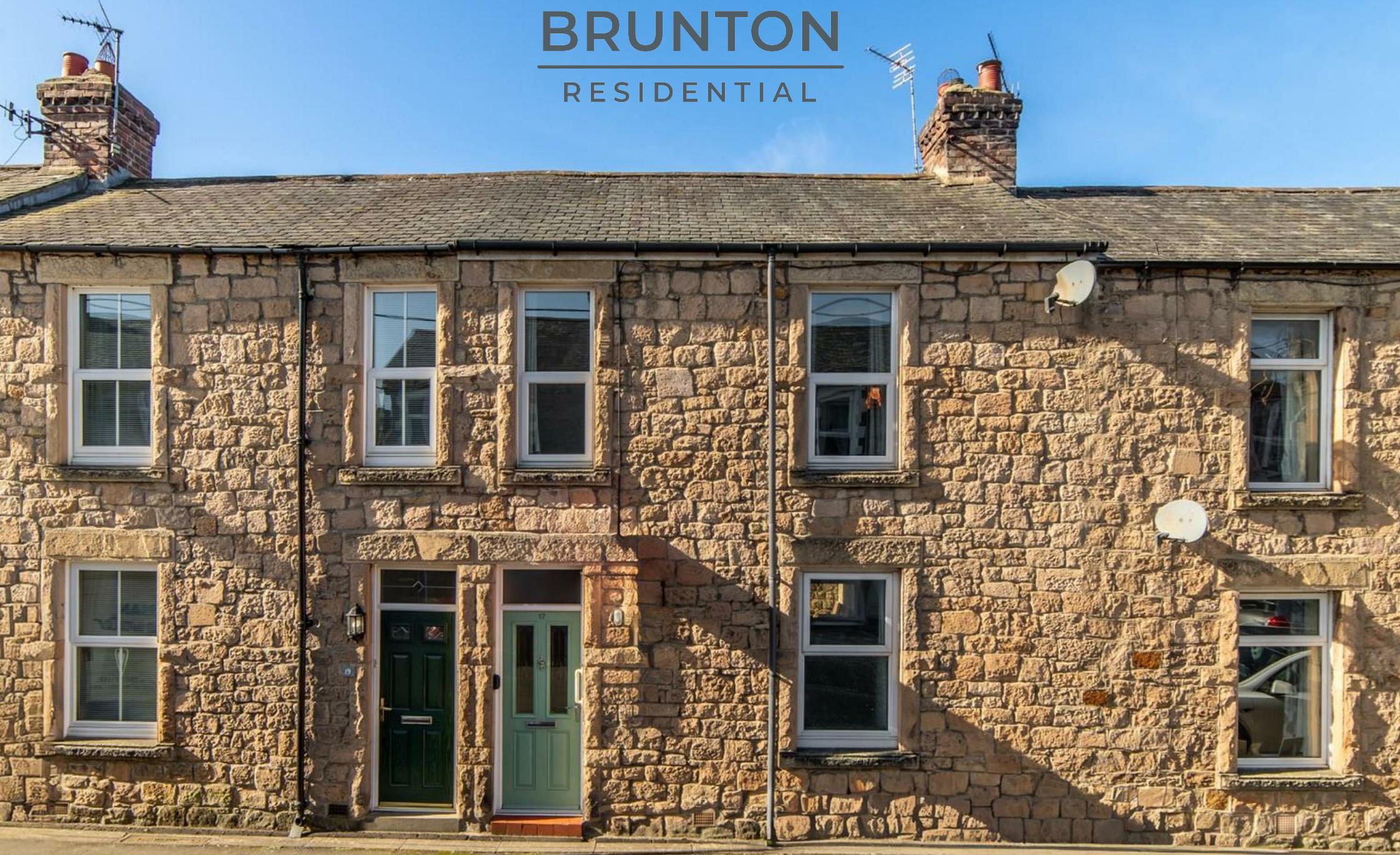


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EILANSGATE, HEXHAM

Price Guide £160,000

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TWO BEDROOM | TERRACED HOUSE | GREAT LOCATION

Brunton Residential are delighted to offer for sale this two bedroom mid terraced house, situated in a desirable area of Hexham and offered with no onward chain, this attractive home is constructed from traditional stone with a slate roof and has been recently refurbished to provide a modern and stylish living space. The property offers well-proportioned accommodation throughout and has been freshly decorated with new carpets, alongside a modern fitted kitchen and newly refurbished bathroom facilities.

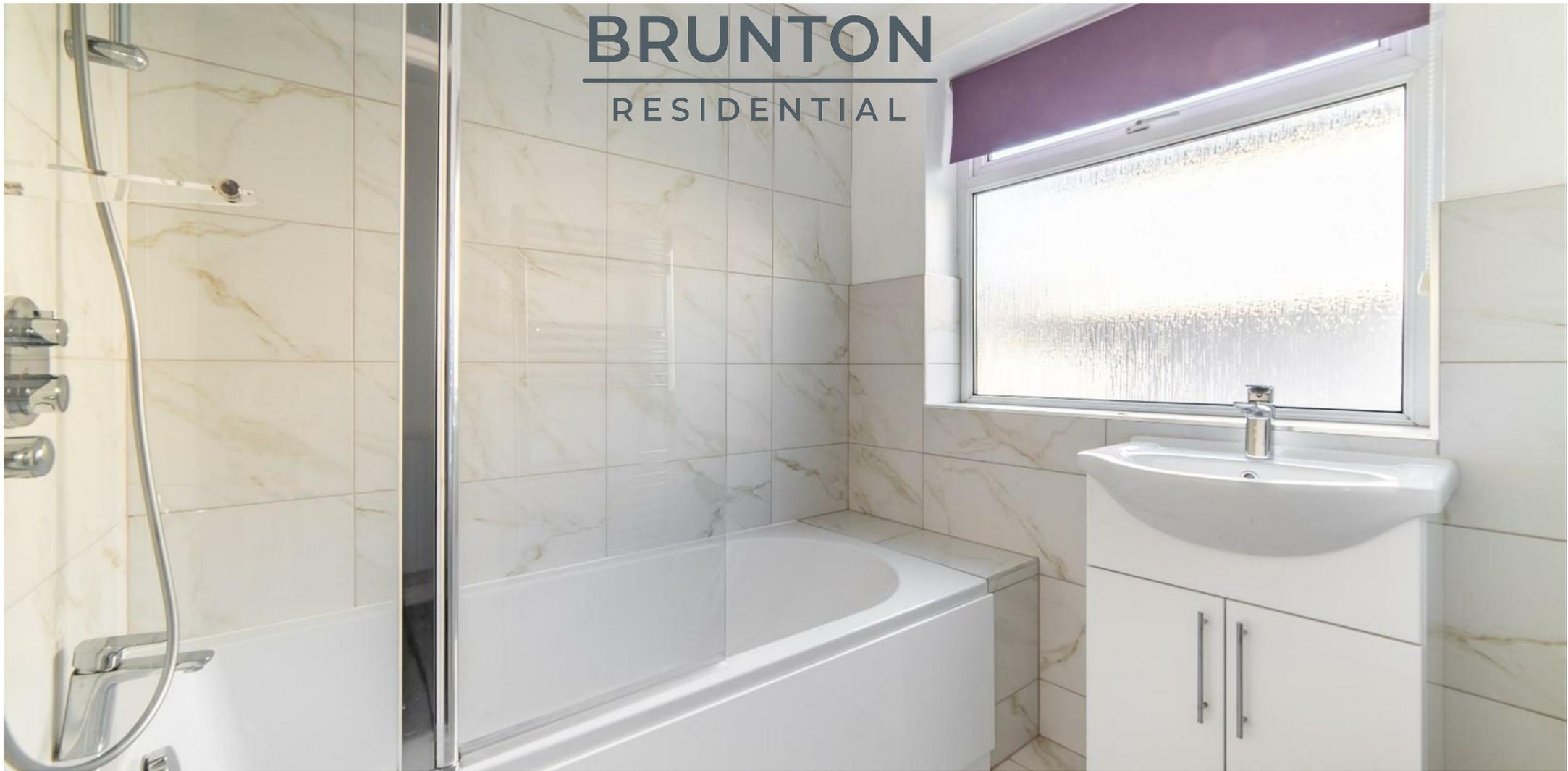
Additional benefits include double glazing and a recently installed gas-fired central heating system.

Eilansgate is ideally placed for families, with excellent schooling close by, including The Sele First School, Hexham Middle School and the highly regarded Queen Elizabeth High School. The home sits within easy reach of Hexham's shops, cafés, leisure facilities and the Abbey, offering a convenient yet peaceful setting.

Transport links are strong, with Hexham railway station providing direct services to Newcastle, regular local bus routes and quick access to the A69, making it an attractive and well-connected location for everyday living.

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The ground floor comprises an entrance lobby with a uPVC front door featuring glazed panels and stairs leading to the first floor. To the left is the living room which is a spacious dual-aspect room with windows to both the front aspect and rear courtyard, featuring a fireplace, decorative cornicing, a built-in shelving cupboard and a large walk-in storage cupboard which could also serve as a compact workspace or desk area. The kitchen is fitted with a range of wall and base units with worktops, incorporating a one-and-a-half stainless steel sink with drainer and mixer tap, tiled splashbacks, plumbing for a washing machine and space for an electric cooker, with a uPVC door leading out to the rear yard.

Upstairs, the landing provides access to a built-in boiler and airing cupboard. The main bedroom is a generous double room with a decorative fireplace and corniced ceiling, while the second bedroom is an L-shaped room that includes built-in storage. The bathroom features a panelled bath with a shower and glass screen, a wash basin set within a vanity unit, a chrome heated towel rail, tiled splashbacks and ceramic tiled flooring. A separate WC with partially tiled walls and matching tiled flooring completes the first floor.

Externally, the property benefits from an enclosed rear yard with a pedestrian gate leading to a shared rear lane. Mains electricity, water, drainage and gas are connected, and heating is provided by the recently installed gas-fired boiler supplying radiators, supplemented by modern electric panel radiators.



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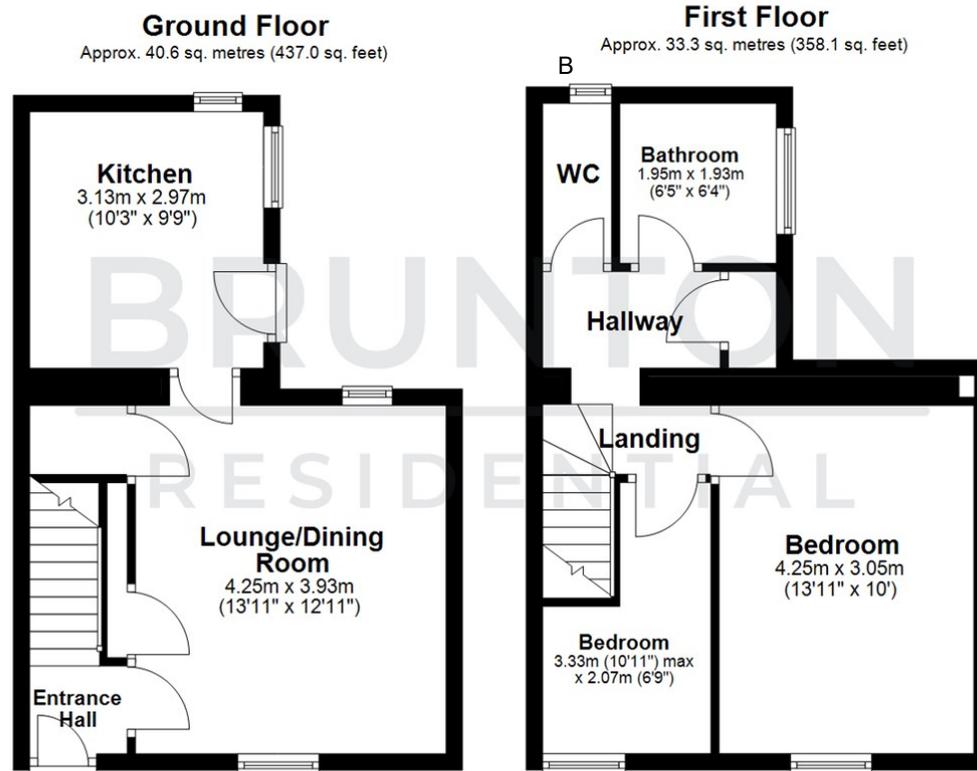
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	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	
Current: 67	Potential: 86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: D	Potential: A
EU Directive 2002/91/EC	