

BRUNTON

RESIDENTIAL



ALEXANDRA TERRACE, HEXHAM, NE46

Offers Over £375,000

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Brunton residential are thrilled to present this period terraced home featuring two reception rooms, large kitchen, three generously sized bedrooms, a huge family bathroom and private south facing courtyard.

This outstanding stone-built property has been meticulously maintained by its owners and is located on Alexandra Terrace in Hexham's sought-after west end. Alexandra Terrace offers convenient access to Hexham's vibrant town centre, with its excellent selection of shops, cafes, restaurants, and amenities.

Hexham is renowned for its lively atmosphere, with everything from supermarkets and independent shops to local delicatessens and a bimonthly farmers' market. Residents also benefit from a variety of professional services, leisure facilities, a cinema, and a theatre.

Ideally located, the property is within walking distance of several highly regarded schools, including the outstanding Hexham Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS).

Hexham also boasts excellent transport links, with regular train services to Newcastle, Carlisle, and the wider Tyne Valley, alongside quick access to the A69 for convenient travel across the region.

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The internal accommodation comprises: an entrance hallway leading to a spacious front reception room, featuring a large bay window, a fireplace and high ceilings, creating a bright and characterful living space. To the rear is a second reception room, offering flexibility in use and currently arranged as a dining room.

Positioned at the rear of the property is a generous kitchen/dining room, fitted with a range of wall and base units, some integrated appliances and space for dining. A useful ground-floor WC is located beneath the stairs, and there is access from the kitchen to the south-facing rear courtyard.

To the first floor, there are three well-proportioned bedrooms, two of which are generous doubles, with a third still offering good space. The family bathroom is particularly spacious and comprises a bath with tiled surround, a separate shower and built-in storage cupboards.

Externally, the property benefits from an elevated front garden, mainly laid to lawn with planted borders. To the rear is a large south-facing courtyard, providing a private outdoor space along with off-street parking for up to two vehicles and access to a garage.



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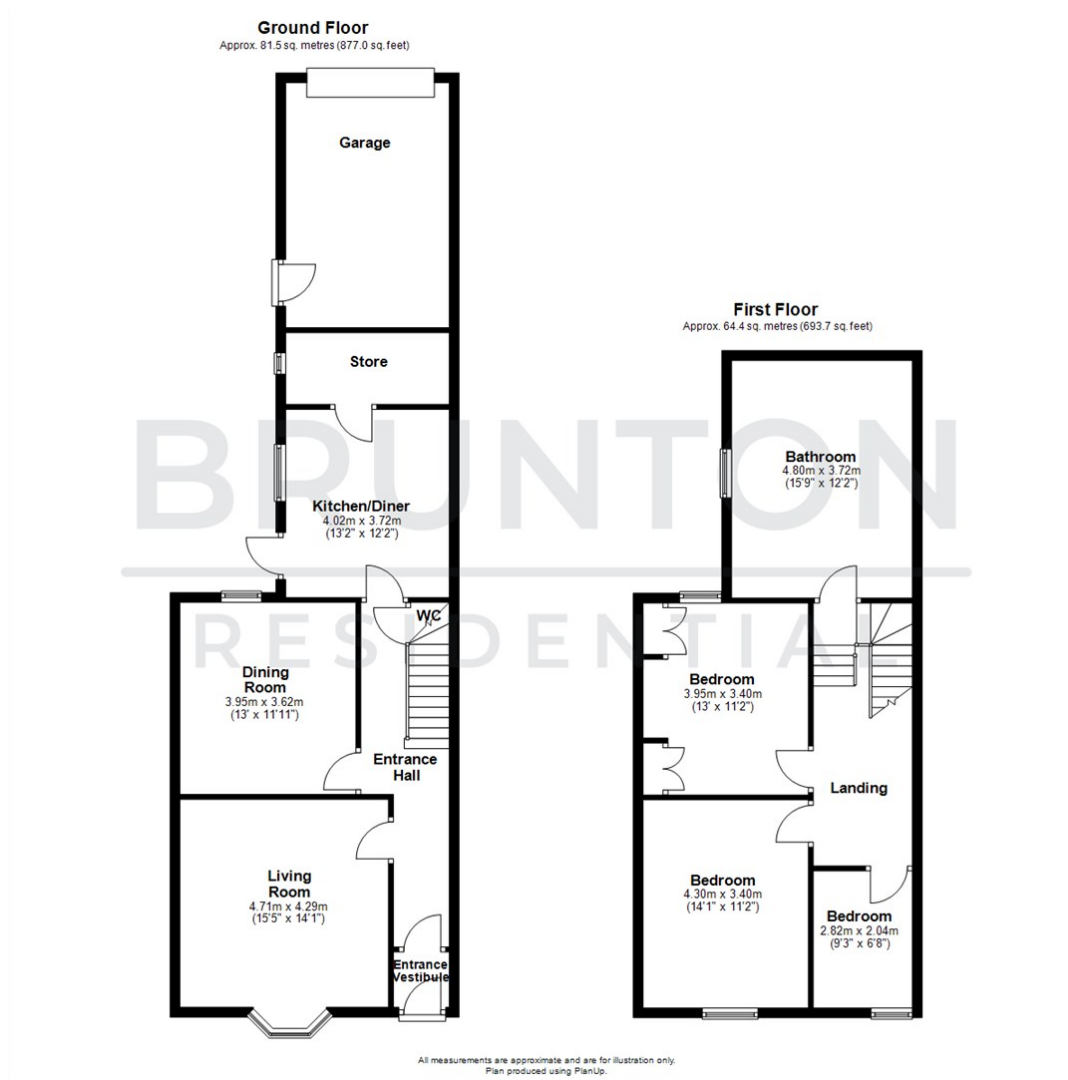
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



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