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BEAUFRONT AVENUE, HEXHAM, NE46

Offers Over £260,000

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Well-presented three-bedroom semi-detached home located in Beaufront Avenue, Hexham

The property includes a lounge, additional reception room, kitchen, utility area, ground floor bedroom and bathroom, with two further bedrooms and a shower room. Externally, there are front and rear gardens along with off-road parking.

Hexham is a vibrant and highly sought-after market town, offering a strong range of amenities including supermarkets, independent retailers, local delicatessens and a popular bimonthly farmers' market. Residents also benefit from professional services, leisure facilities, a cinema and a theatre. The property is within walking distance of well-regarded schools, including Hexham Sele First School, Hexham Middle School and Queen Elizabeth High School. Excellent transport links include regular rail services to Newcastle, Carlisle and the wider Tyne Valley, along with easy access to the A69.

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The accommodation comprises an entrance hall with built-in storage and stairs rising to the first floor, providing access to the ground floor double bedroom, bathroom, lounge, and an additional reception room.

The lounge is situated at the front of the property and features a bay window and a gas fireplace, creating a bright and comfortable living space. To the rear, an excellent second reception room currently used as a playroom offers flexibility as a dining room and benefits from sliding doors opening onto the rear garden.

The kitchen is fitted with a range of wall and base units with complementary worktops, and includes a double oven, induction hob with extractor hood, space for a dishwasher, and room for a dining table. It leads through to a separate utility room, which provides additional storage, a sink, space for a washer/dryer, and direct access to the garden.

The ground floor also includes a well-proportioned double bedroom to the front, along with a bathroom fitted with a bath, WC, and wash hand basin.

To the first floor, the landing provides access to two further bedrooms and a shower room. The principal bedroom is generously sized, while the second bedroom also offers good proportions and benefits from a built-in storage cupboard.

Externally, the property features a front garden and driveway providing off-road parking. To the rear, there is a private enclosed south facing garden with lawn, patio area, complemented with an array of trees and shrubs. To the back of the garden a summer house houses currently holding a hot tub.



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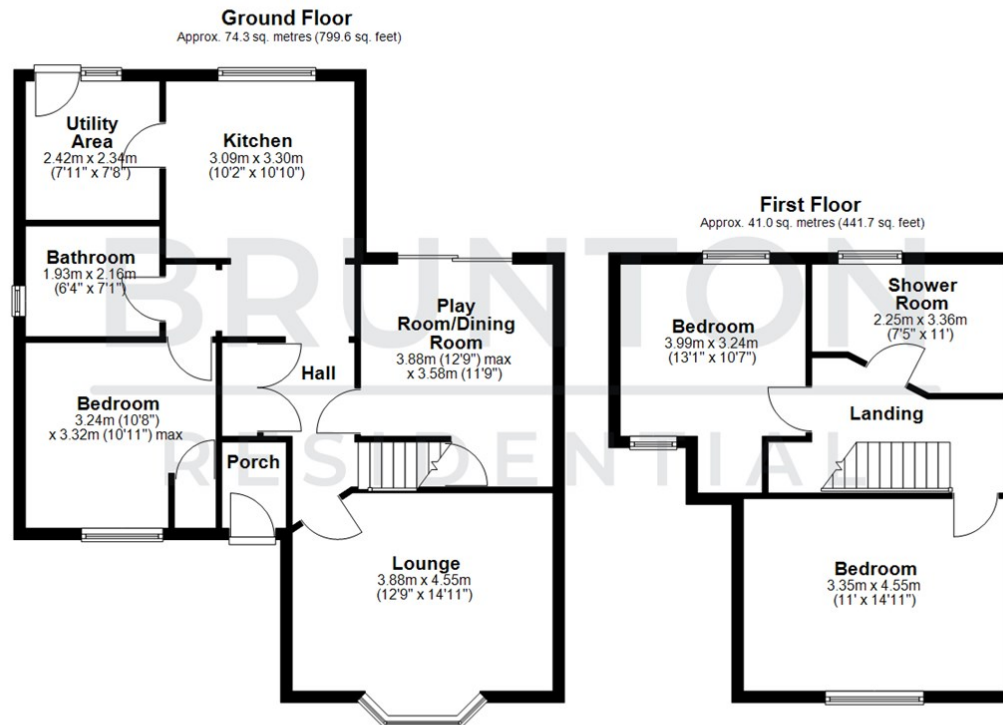
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 115.3 sq. metres (1241.3 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) 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			
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	