

BRUNTON

RESIDENTIAL



EASTGATE, HEXHAM, NE46

£220,000

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Brunton Residential is thrilled to present this excellent property located in Eastgate, Hexham. The property has been fully refurbished to a high standard, featuring a superb open-plan lounge and kitchen/dining area on the ground floor. Upstairs, there are two well-proportioned double bedrooms along with a stylish, modern family bathroom. Externally, the property benefits from a paved frontage, providing a useful outdoor space.

Hexham is a vibrant and well-regarded market town offering a wide 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 such as Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School.

Strong 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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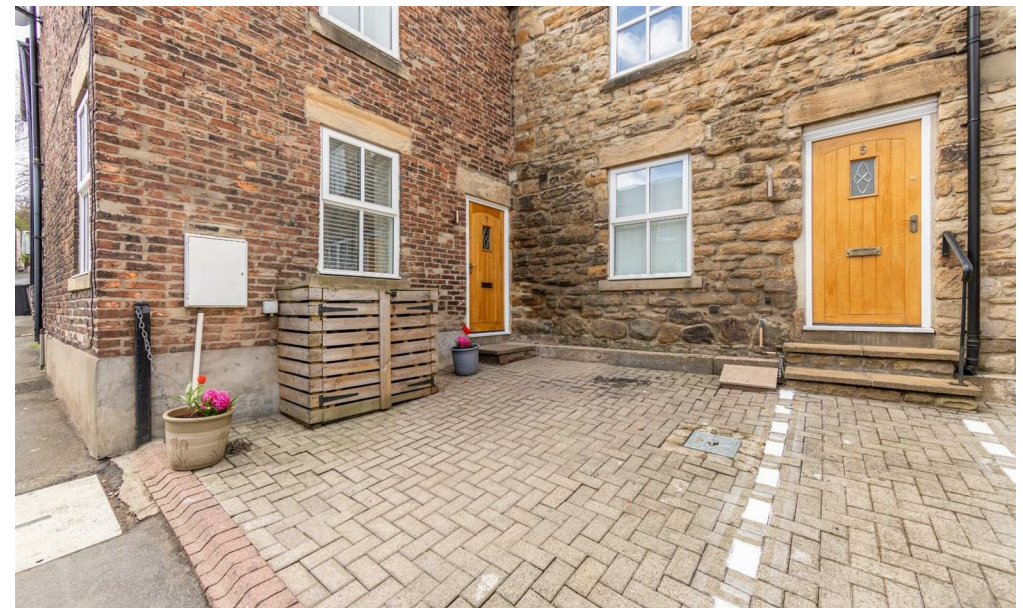
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The internal accommodation comprises: access into a well-proportioned lounge with a front-facing window and a central fireplace recess. The lounge leads through to the kitchen/diner, which is fitted with a range of wall and base units with integrated oven, hob, washing machine/dryer, dishwasher and extractor, along with a breakfast bar and space for dining. From here, an inner hallway provides access to stairs leading up to the first floor, with understairs storage.

The lounge and kitchen/diner are arranged in an open and connected layout, offering clearly defined areas for both seating and dining, with the kitchen positioned to the rear and benefiting from a practical layout and good workspace.

The first-floor landing gives access to two bedrooms and the family bathroom. The main bedroom is a generous double with a vaulted ceiling and exposed beam, along with a skylight window and built-in storage. The second bedroom is also well-sized and benefits from a window to the front aspect. The bathroom is fitted with a bath with a shower over, a basin, and a WC, finished with contemporary tiling.

Externally, there is a paved frontage offering low-maintenance outdoor space along with a parking space for one car.



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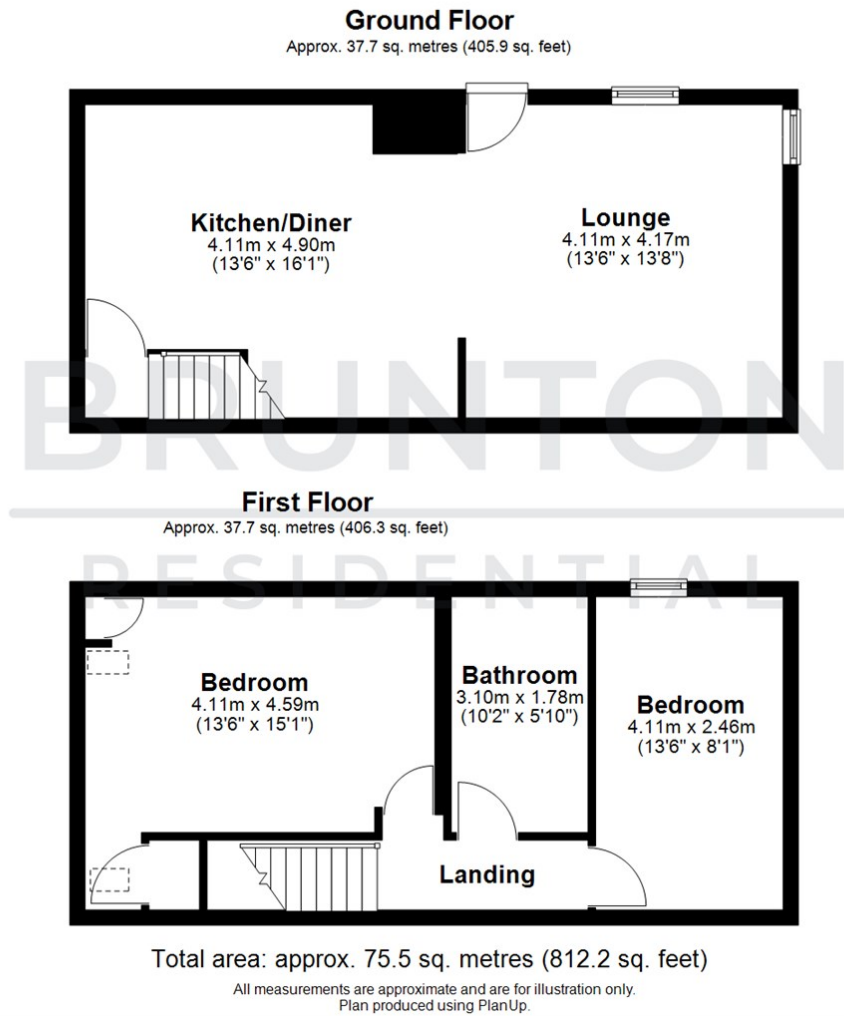
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		79	
(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			
(82 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	