

BRUNTON

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HALLSTILE BANK, HEXHAM, NE46

£425,000

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Brunton Residential are thrilled to present this excellent four bedroom property, It is situated in a highly desirable location of Hallstile Bank, in central Hexham.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The internal accommodation comprises: an entrance hall that has stairs to the first floor, along with useful under-stair WC. To the left, the hallway opens into a living room that spans the length of the property and benefits from dual-aspect windows over the front and rear of the property. To the end of the hallway is a well-equipped kitchen, fitted with a range of wall and base units, alongside integrated appliances. The kitchen also benefits from views of the rear garden. Off the kitchen is a convenient open-plan utility and dining area. There is plumbing for appliances, as well as dual aspect windows and a door leading to the rear garden.

The first-floor landing gives access to four well-proportioned bedrooms, a useful store and a well-appointed family shower room. The family bathroom is modern and comprises a shower, a WC, a wash hand basin and a heated towel rail. A rear window allows plenty of natural light to flood the space.

Externally, the property enjoys a private and spacious rear garden in immaculate condition. There is a variety of mature trees and shrubbery, and the garden itself is enclosed, enhancing the sense of privacy and tranquillity. This area creates the ideal space for peaceful everyday family life and entertainment. From the garden, a large cellar situated underneath the house can be accessed. Private parking for multiple cars.



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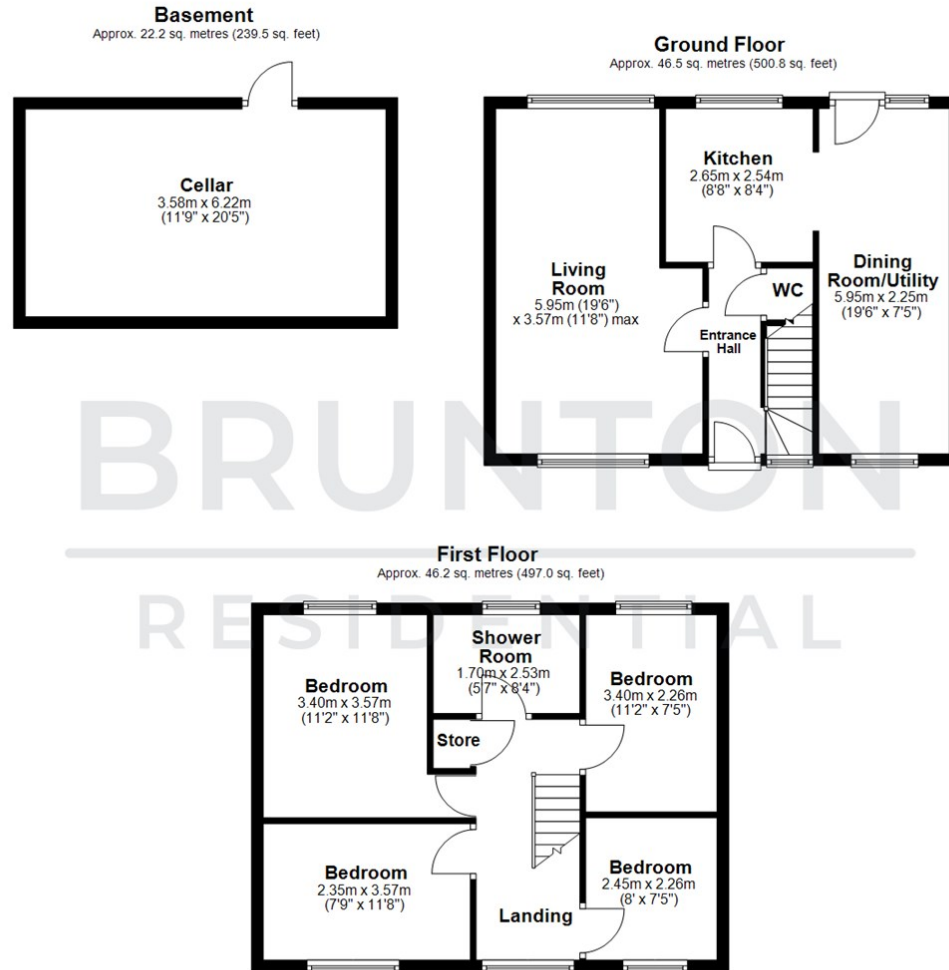
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 114.9 sq. metres (1237.2 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		67	78
(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	