

# BRUNTON

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## RESIDENTIAL



**ST. WILFRIDS ROAD, HEXHAM, NE46**

**Offers Over £130,000**

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Charming one-bedroom ground floor apartment occupying a pleasant corner position within walking distance of the highly desirable market town of Hexham. Retaining a wealth of period character, including high ceilings and original feature fireplaces, the property combines traditional charm with practical modern living.

Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre.

Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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The internal accommodation comprises: a private entrance hallway with a useful built-in storage cupboard, which also houses the electrical consumer unit. Positioned to the front of the property is a spacious lounge, enjoying a pleasant front-facing aspect and benefiting from high ceilings that enhance the sense of space. A feature period fireplace with gas fire creates an attractive focal point, while large double-glazed windows allow plenty of natural light to flood the room. The lounge flows naturally into the open-plan dining area, which retains further character with an exposed brick chimney breast, adding to the property's period appeal.

Leading from the dining area is the fitted kitchen, which offers a range of wall and base units, generous worktop space and integrated cooking appliances. Beyond the main kitchen is a useful utility area providing additional storage and worktop space, creating a practical extension of the kitchen. Completing the accommodation is the spacious bathroom, fitted with a four-piece suite comprising a bath, separate shower enclosure, wash hand basin and WC. The bathroom also benefits from useful built-in storage, with the boiler neatly housed within one of the cupboards.

Externally, the property benefits from a private yard space, providing an attractive space for outdoor dining and relaxing with additional garden space to the front. Beyond this is off-street parking accessed via the rear lane, a valuable feature for a property of this style. Occupying a corner position, the apartment enjoys a pleasant setting whilst remaining conveniently located for the excellent amenities available within Hexham.



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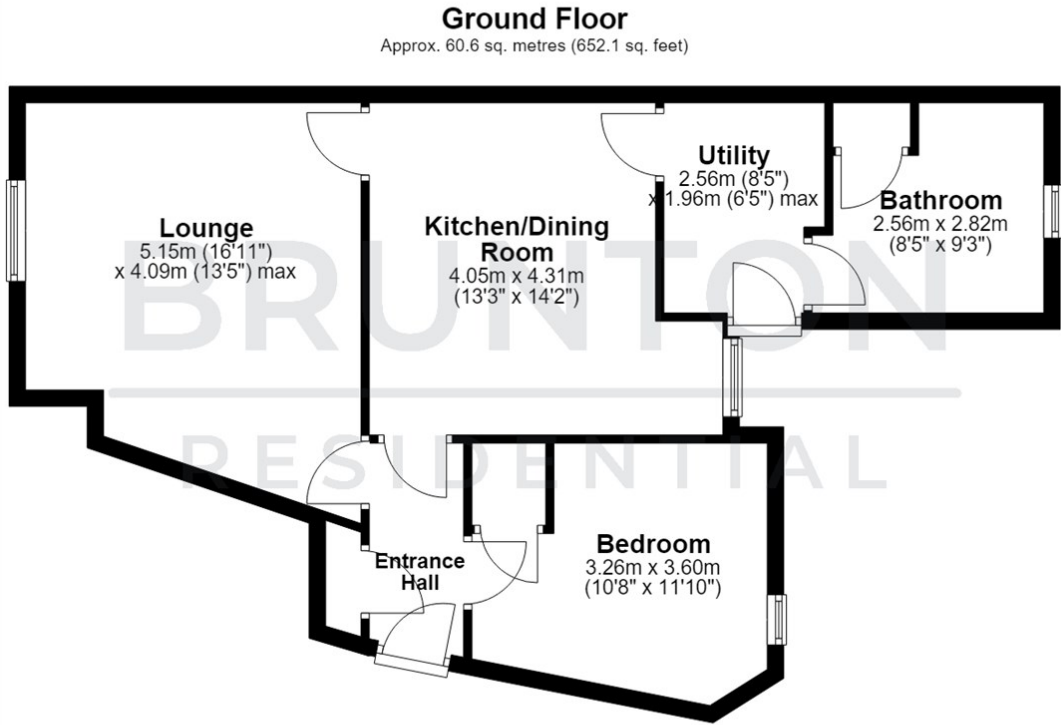
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



Total area: approx. 60.6 sq. metres (652.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |