



2 BURSWELL AVENUE, HEXHAM
NORTHUMBERLAND, NE46 3JL



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Hexham, Northumberland, NE46 3JL

2 Burswell Avenue is a spacious and charming period end-terrace home, offering an abundance of character, versatility and generously proportioned accommodation throughout.

- Charming three-bedroom period end-terrace home
- Beautifully retained character features throughout
- Flexible and well-proportioned accommodation
- Sought-after central Hexham location
- EPC rating E

ASKING PRICE £330,000

GET IN TOUCH

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DESCRIPTION

The property's attractive frontage is enhanced by colourful floral borders, which beautifully complement the sandstone façade and create a warm and inviting first impression.

Internally, the property offers three well-proportioned first-floor bedrooms. The principal bedroom overlooks the front elevation and features an attractive cast-iron fireplace, adding to the home's period charm. The bedrooms are served by a well-appointed family bathroom, comprising a bath with shower over, low-level WC, wash hand basin, tiled flooring and a radiator. There is a large linen/ storage cupboard on the first floor landing.

The ground floor enjoys a more versatile layout than many neighbouring terrace properties, creating a practical and adaptable living space. To the front of the property, the elegant sitting room is flooded with natural light through a beautiful bay window and features an attractive open fireplace with a tiled surround and hearth. Original period details including decorative ceiling rose and cornice further enhance the room's character and appeal.

To the rear is a spacious kitchen/dining room, fitted with a range of wall and base units, providing an ideal space for both everyday family living and entertaining. Integrated appliances include a Bosch oven and hob with extractor hood above, together with a washing machine, while dedicated spaces are provided for an under-counter fridge and freezer. The kitchen enjoys direct access to the rear yard and leads through to the adjoining study.

The study is a particularly valuable addition, offering excellent flexibility. It could equally serve as a home office, playroom, formal dining room, or even a ground-floor bedroom, depending on the needs of the next owner.

Externally, the property benefits from a compact, enclosed rear yard, creating a private and sheltered sun trap that enjoys sunshine throughout much of the afternoon.







LOCATION

Situated in a popular residential area, the property enjoys an excellent position within the historic market town of Hexham, one of Northumberland's most desirable places to live. The property is within comfortable walking distance of the town centre, where a wide range of independent shops, cafés, restaurants, supermarkets and everyday amenities can be found, together with the renowned Hexham Abbey and the picturesque Sele Park.

Hexham is well regarded for its excellent schooling, including highly rated first, middle and high schools, making it particularly attractive to families. The town also benefits from excellent transport links, with a railway station providing regular services to Newcastle and Carlisle, while the nearby A69 offers convenient road connections across the region.

Surrounded by the stunning Northumberland countryside, residents can enjoy easy access to scenic walking and cycling routes, Hadrian's Wall, the North Pennines National Landscape and the Northumberland National Park, making the area ideal for those seeking an active lifestyle while remaining well connected to larger centres.

SERVICES

Mains water; electricity and drainage are all connected. Gas fired central heating.

CHARGES

Northumberland County Council tax band C.

VIEWINGS

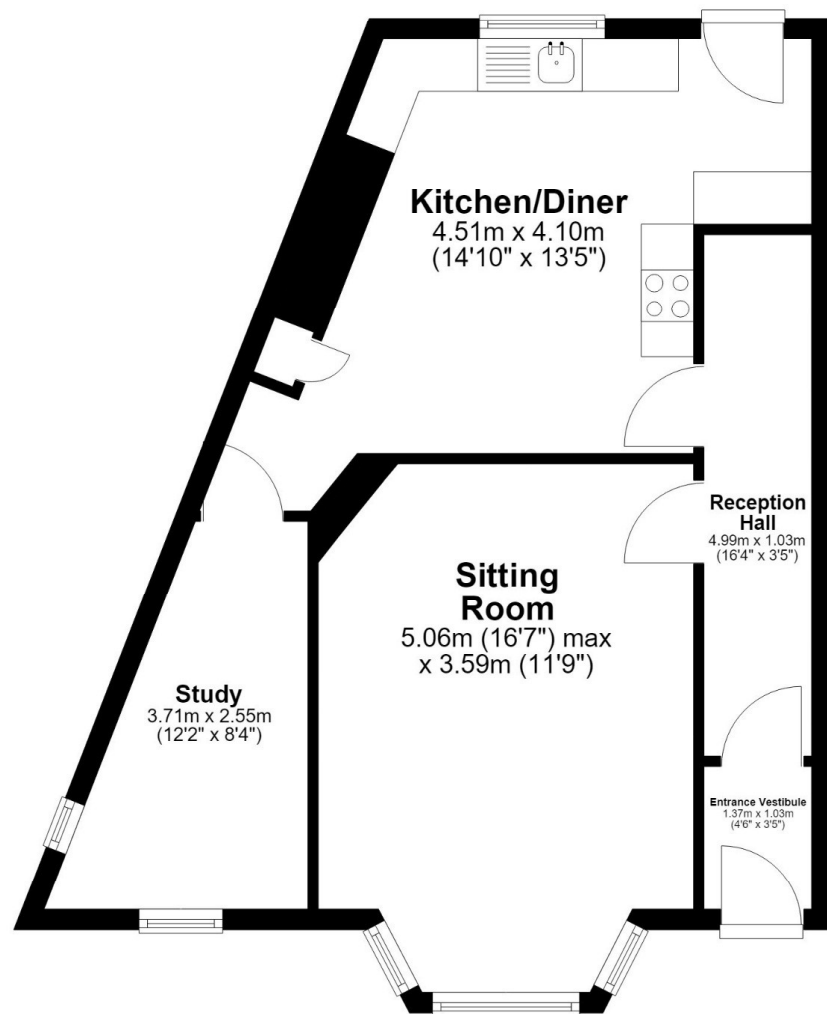
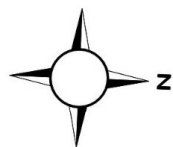
Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

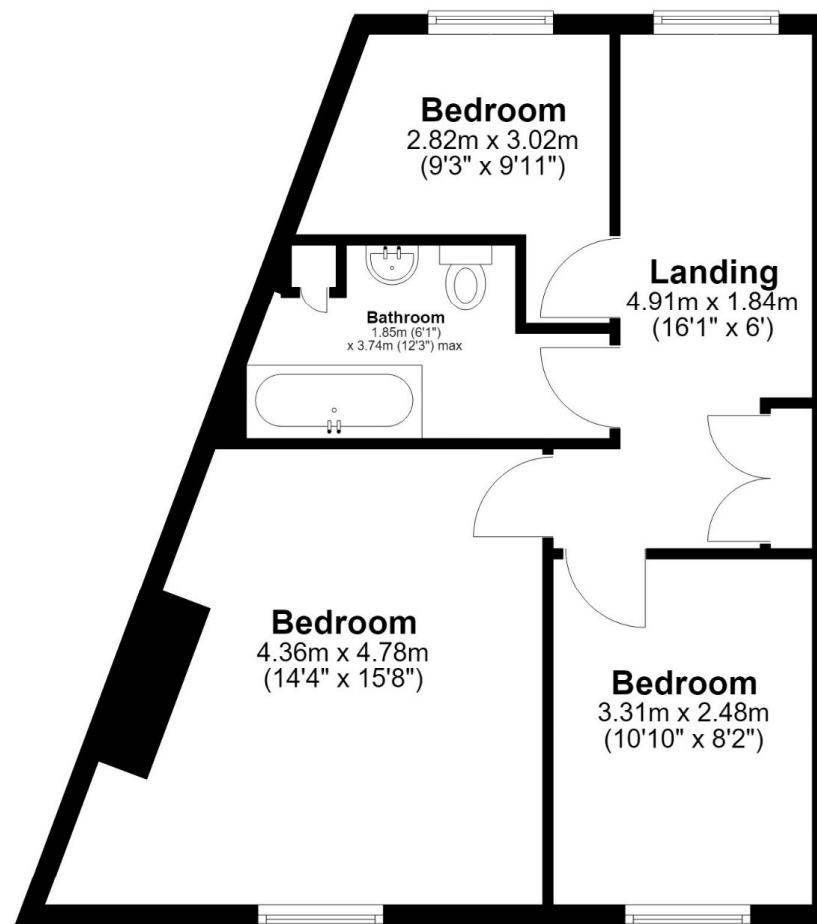
Ground Floor

Approx. 49.2 sq. metres (529.7 sq. feet)



First Floor

Approx. 48.2 sq. metres (518.5 sq. feet)



Total area: approx. 97.4 sq. metres (1048.2 sq. feet)

2 Burswell Avenue, -

www.youngsrps.com
Hexham 01434 608980



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