

BRUNTON

RESIDENTIAL



SOUTHLANDS, HEXHAM, NE46

Asking Price £325,000

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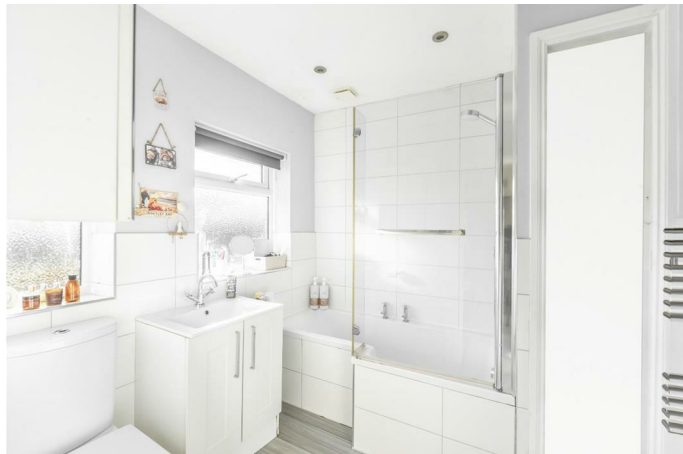


THREE BEDROOM - SEMI-DETACHED - GREAT LOCATION

Brunton Residential is thrilled to present this charming semi-detached home on Southlands, nestled in the sought-after West End of Hexham. Ideally positioned within a short stroll of central Hexham, this property offers convenient access to a fantastic selection of shops, cafés, restaurants, and other amenities. The home is also a brief walk from top-rated local schools, the scenic Sele Park and Gardens, and excellent transport connections.

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Accommodation comprises of a bright hallway, to the right a spacious lounge, complete with a cozy wood-burning stove and a large bay window that fills the space with natural light. Adjacent to the lounge is an impressive open-plan kitchen and dining area—perfect for family gatherings and entertaining—with easy access to the rear garden. The ground floor also includes an integral garage, offering ample storage or parking space with direct entry from the hallway.

Upstairs, the first floor comprises two generously sized double bedrooms, along with a third smaller bedroom that works wonderfully as a single room, home office, or nursery. This floor also includes a beautifully designed family bathroom.

Outside, the property features a south west-facing rear garden, ideal for enjoying sunny days, and a small, well-kept front garden. A double driveway offers convenient off-street parking.



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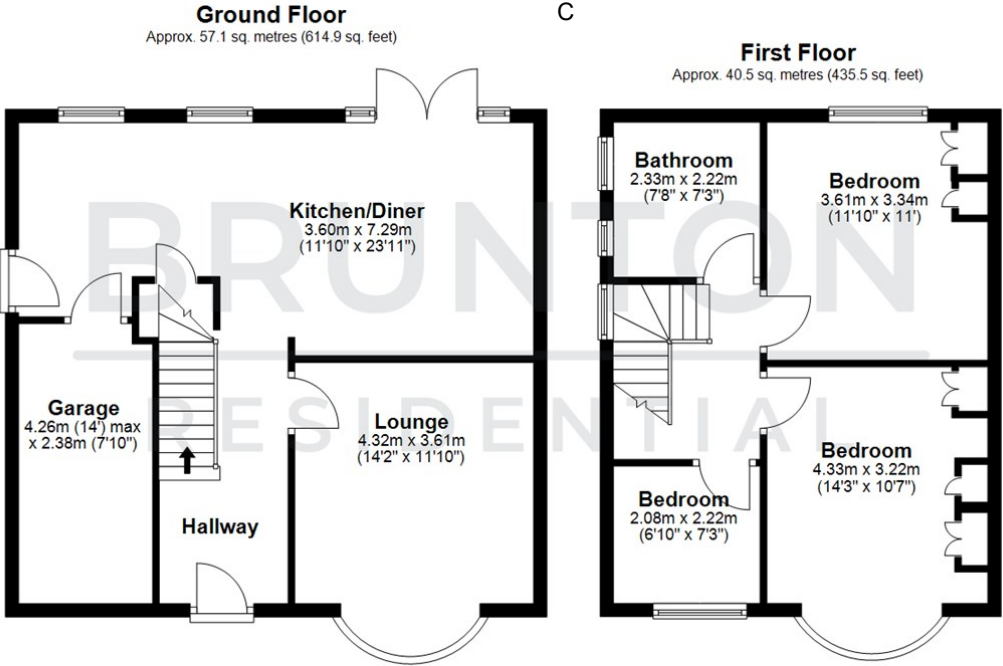
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	