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ALEXANDRA TERRACE, HEXHAM, NE46

Offers Over £375,000

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Stylish and beautifully presented period terraced home featuring a spacious reception room, large kitchen, four generously sized bedrooms, a family bathroom, an en-suite shower room, and private south facing courtyard.

This outstanding stone-built property has been meticulously maintained by its current owners and is located on Alexandra Terrace in Hexham's sought-after west end. Alexandra Terrace offers convenient access to Hexham's vibrant town centre, with its excellent selection of shops, cafes, restaurants, and amenities.

The property is also placed within walking distance of highly regarded local schools, Hexham golf club and Hexham railway station, providing excellent transport links to Newcastle city centre and across the Tyne Valley.

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Upon entering, you are welcomed into an entrance hall that leads to a hallway, providing access to a spacious lounge with a bay window and an Inglenook fireplace with a wood burner. The kitchen has been refurbished by the current owners and opened up to create a spacious, inviting area. It is well-equipped with integrated appliances, including an oven, microwave, hob, an island/breakfast bar, and a seating area. Double doors open to the rear courtyard. Adjacent to the kitchen is an office space, which could accommodate a dining table if needed, as well as a utility room with worktop surfaces, space for a washing machine and dryer, and the boiler. An additional door leads to the courtyard. Most of the ground floor is fitted with wooden flooring, apart from the utility room, which is tiled.

On the first floor, there are three well-proportioned bedrooms, including two comfortable doubles and a smaller room, ideal for use as a nursery, office, or child's room. The family bathroom has been fully refurbished and features a shower, a freestanding roll-top bath, and a large wash basin.

The second floor is dedicated to a private bedroom, enhanced by Velux windows, and benefits from its own en-suite bathroom with a three-piece suite.

Externally, the front of the property features an elevated garden, neatly gravelled and bordered by shrubs. To the rear, there is a south-facing courtyard, storage sheds, and rear access to the service lane.



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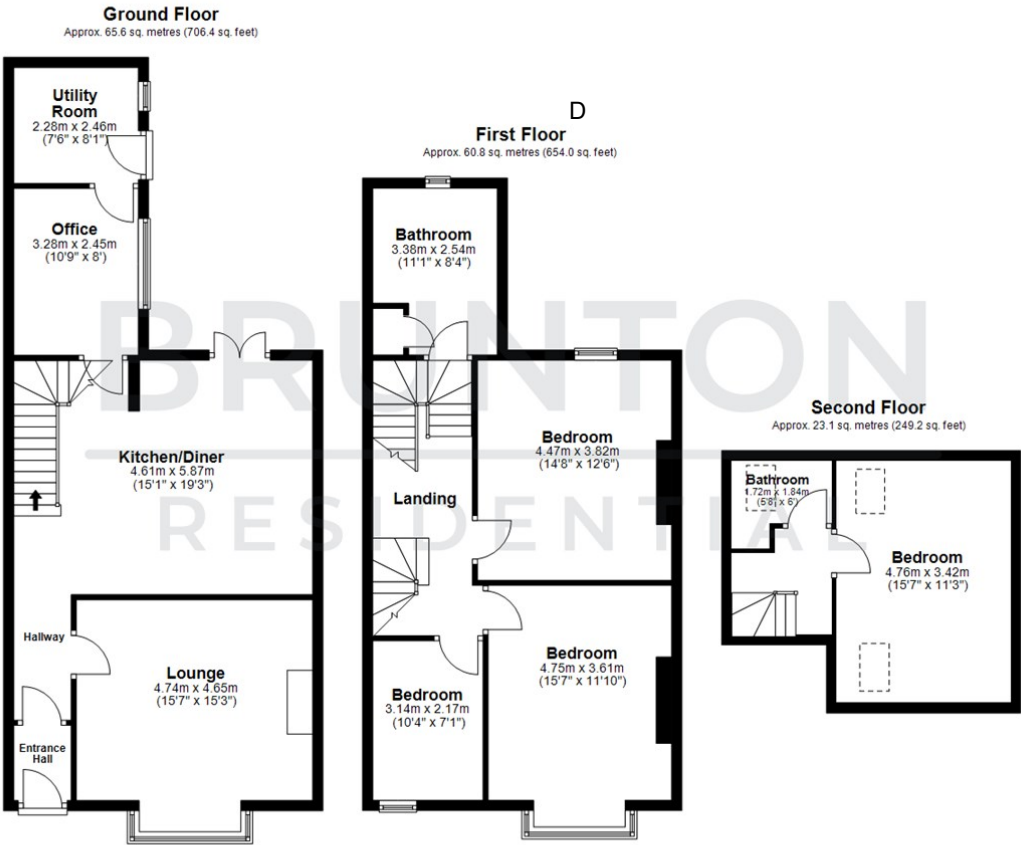
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		