

BRUNTON

RESIDENTIAL



LEAZES CRESCENT, HEXHAM, NE46

Offers Over £360,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



FIVE BEDROOM - TERRACED FAMILY HOME - GREAT LOCATION

Brunton Residential are delighted to offer for sale this charming five-bedroom end terraced home in the heart of Hexham, Northumberland. This spacious property is ideal for families who want to enjoy both the vibrant community and convenience of one of the region's most desirable towns.

Situated on a peaceful crescent, this home is just a 10-minute stroll from the historic Hexham Abbey, a perfect setting for weekend outings or relaxing walks. Families will appreciate the proximity to well-regarded schools such as Hexham Middle School and Queen Elizabeth High School, making the morning routine that bit easier.

For those who commute, Hexham Train Station is just 0.6 miles away, offering direct rail links to Newcastle and Carlisle, and the nearby A69 ensures smooth travel by car. The home itself has been well-maintained, offering comfortable living spaces with thoughtful details throughout.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, a welcoming vestibule opens into a bright, inviting hallway. To the right, you'll find a spacious lounge featuring a large bay window that provides a pleasant view over the front of the property, complemented by a feature fireplace as the room's centrepiece. At the rear, a large dining room enjoys views over the private rear yard and benefits from built-in alcove storage, perfect for display or extra storage. The kitchen diner is well-appointed with a variety of fitted wall and floor units, integrated appliances offering ample space for both meal preparation and a dining table, there is rear access to the courtyard from here.

On the first floor, you'll find four bedrooms, including a generously sized master suite and a large second bedroom with views over the rear. There is also a smaller room, currently used as a single, which could easily serve as an office or nursery. Additionally, a front-facing bedroom comfortably accommodates a double bed. These rooms share a family bathroom, featuring a double-ended bath, corner shower, washbasin, and WC.

The second floor boasts a loft extension, offering a spacious double bedroom with Velux windows on either side, as well as an en-suite bathroom complete with a shower, washbasin, and WC.

Externally the property is complemented by a well-maintained front planted garden, elevated from the road and an west facing private rear yard with access.



BRUNTON

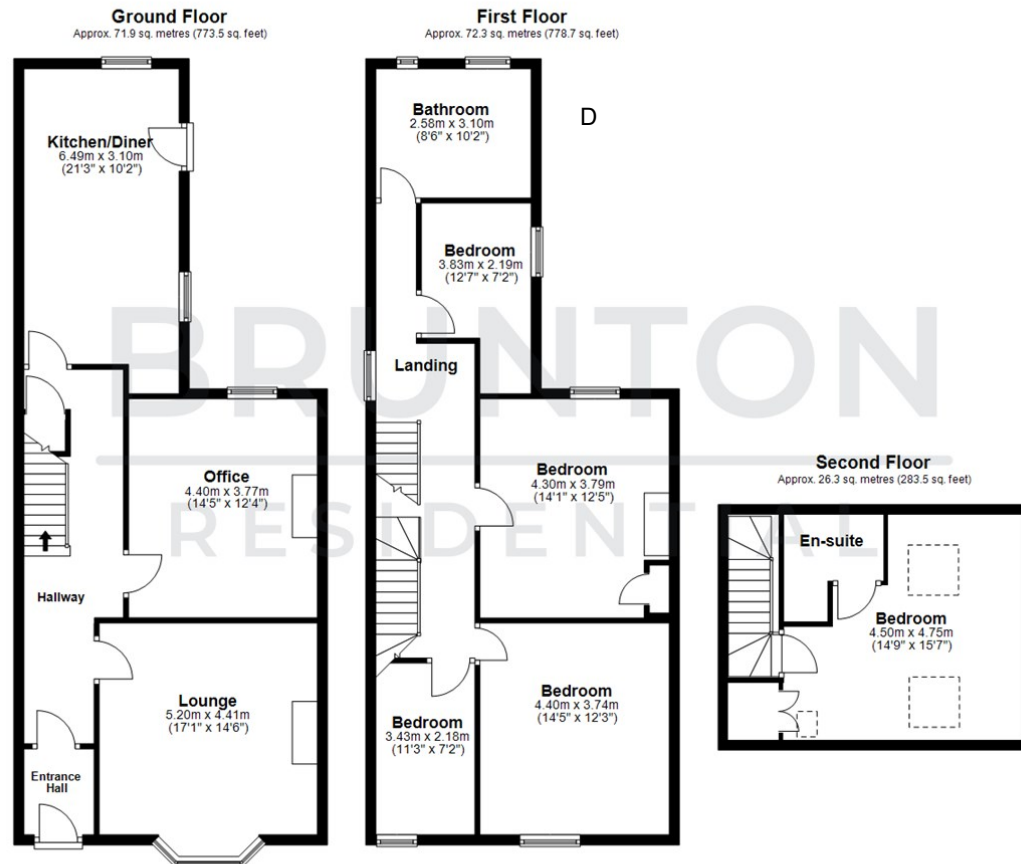
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : D



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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	80
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	