

BRUNTON
RESIDENTIAL



CATTON, HEXHAM, NE47
Offers Over £300,000

BRUNTON
RESIDENTIAL





BRUNTON
RESIDENTIAL





NO CHAIN | CHARACTERFUL TERRACE PROPERTY | THREE SPACIOUS BEDROOMS

Brunton Residential is thrilled to present this well-maintained three double bedroom period terraced home, situated in the delightful location of Catton, Hexham.

The desirable village of Catton is situated just outside the beautiful village of Allendale, offering a wonderful array of shops, local schooling, and access to the North Pennines Area of Outstanding Natural Beauty. The nearby market town of Hexham provides further amenities, while excellent transport links ensure convenient connections to Carlisle and Newcastle.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entry, this property offers a large living room with a front-facing window, a cast iron fireplace, and wooden beams. There is a spacious dining room featuring an inglenook fireplace. Towards the rear of the ground floor is another reception room with stairs to the first floor, a handy storage cupboard, and a well-sized modern kitchen with a standalone oven, stainless steel sink with mixer tap, wooden countertops, and partially tiled splashbacks. At the rear of the property is a sunroom leading into the back garden, along with an extended WC with space for utility machines.

Upstairs, there are three generously sized double bedrooms. The two front bedrooms retain original features such as fireplaces and wooden beams, while the third bedroom at the back of the property is also a great size and includes a built-in airing cupboard, which also houses the hot water cylinder. There is a large shower room with a walk-in shower, pedestal wash basin, and WC.

Externally, at the front, there is a village green lawn leading up to the front door. To the rear, there is a shared driveway with space for parking and a private paved courtyard with planted areas.

Please note, this property cannot be used as a holiday let.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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	