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HEXTOL TERRACE, HEXHAM

Offers Over £425,000

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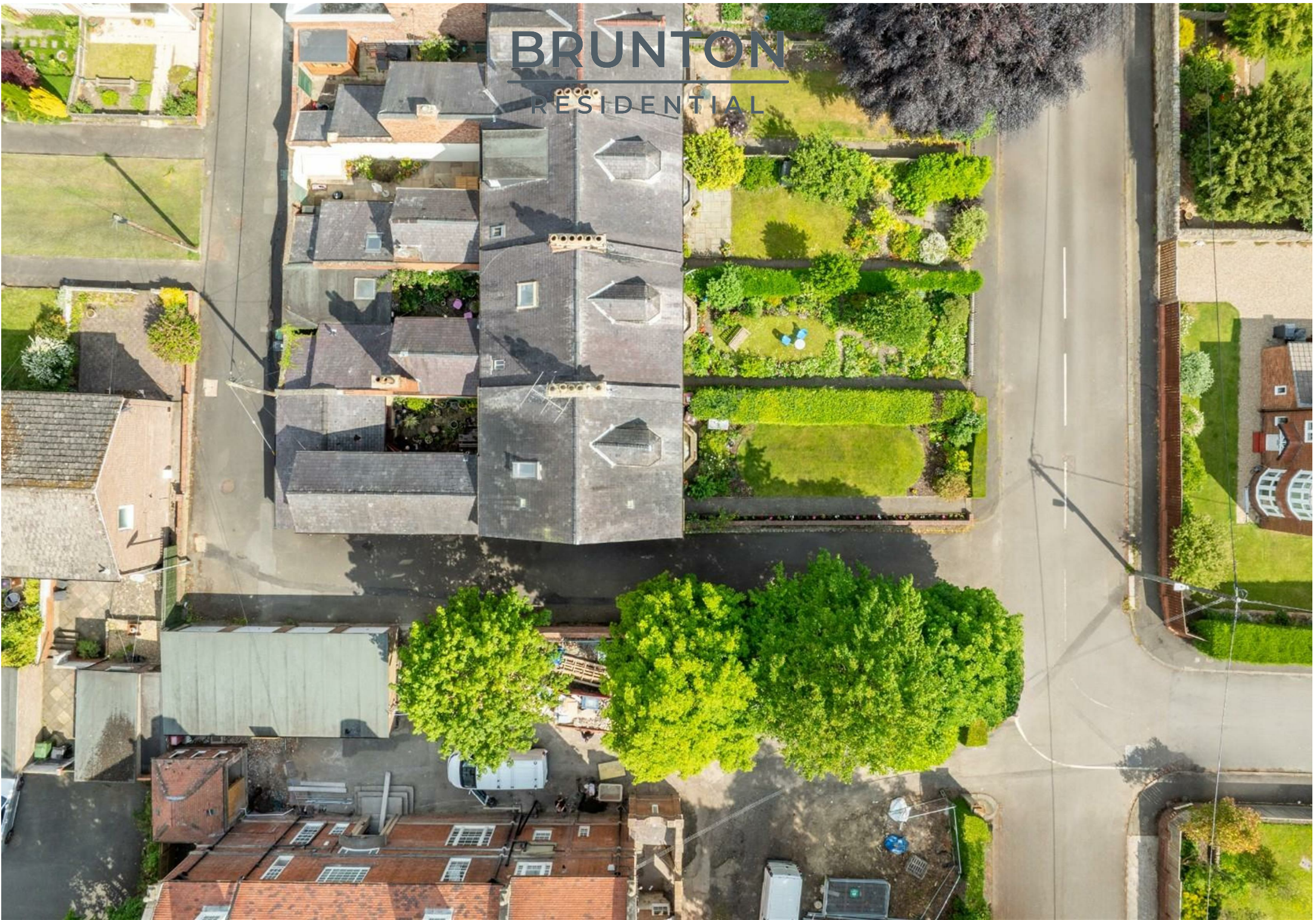
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Brunton Residential are thrilled to present this Victorian end terraced Home set behind private mature lawned gardens & boasting two excellent reception rooms, five bedrooms, a generous family bathroom & private enclosed rear courtyard!

This superb, period terraced home is ideally situated on the desirable Hextol Terrace, Hexham. Hextol Terrace, which is tucked just off from Allendale Road and Hextol Crescent, is perfectly positioned only a short walk from Hexham Town Centre with its shops, cafes, restaurants, and amenities.

The property is also placed close to outstanding local schooling and The Sele Park and Gardens providing easy access to lovely open green spaces.

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The property briefly comprises an entrance hall with stairs leading to the first floor and a useful under-stairs storage cupboard. To the right is the first reception room—a spacious lounge featuring a bay window and a characterful fireplace. This leads into a second generous reception room, currently used as a dining area, which also boasts a fireplace and a window overlooking the rear yard.

At the rear of the house is a large kitchen area. While in need of modernisation, this space offers excellent potential for customisation by a new owner. Beyond the kitchen, a pantry-style cupboard and a connecting door lead into a substantial garage. The garage also provides access to additional outbuildings, including a rear WC, workshop, and various storage spaces.

Upstairs on the first floor are three well-proportioned double bedrooms and a smaller fourth bedroom, ideal for use as a home office, nursery, or child's room. The family bathroom includes a bath, separate shower, pedestal sink, and fully tiled walls. There is also a separate WC on this floor.

Stairs from the landing lead to the second floor, where you'll find another double bedroom and two handy storage areas.

The exterior of the property has been neatly maintained. To the front, there are lawned gardens with well-kept borders and hedged boundaries, offering great curb appeal. At the rear, a private yard includes potted plants and access to the various outbuildings.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



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		
	64	77
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	