

BRUNTON

RESIDENTIAL



SOUTHLANDS, HEXHAM, NE46

Offers Over £290,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



THREE BEDROOM - SEMI-DETACHED - GREAT LOCATION - NO CHAIN

Brunton Residential is thrilled to present this great 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.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

This well-presented home begins with a bright and welcoming porch that leads into a central hallway with stairs to the first floor. To the right, you'll find a spacious lounge featuring a feature fire and a large bay window that floods the room with natural light.

Adjacent to the lounge is a second reception room, ideal as a dining area, it has a window over looking the rear garden and another feature fireplace. Next to this is a compact yet well-equipped kitchen fitted with a range of wooden base and wall cabinets. A serving hatch connects the kitchen and dining room, offering the potential to knock through and create a generous open-plan kitchen diner. The kitchen also benefits from a small pantry cupboard for additional storage.

The ground floor further includes an integral garage, providing ample space for storage or parking, with convenient internal access from the kitchen. The garage also leads to the rear garden.

Upstairs, the accommodation includes a spacious master bedroom with views over the front of the property, along with two further bedrooms, both featuring built-in wooden cabinetry. A family bathroom completes the first floor.

To the rear, the east-facing garden has been beautifully maintained, with well-stocked planted borders (including peonies), fenced and hedged boundaries, a paved patio area, and a small section of decking, there is also a summer house. At the front, the property features a gravelled garden and a driveway offering off-street parking. The gravelled area could also be converted into additional parking space if required.



BRUNTON

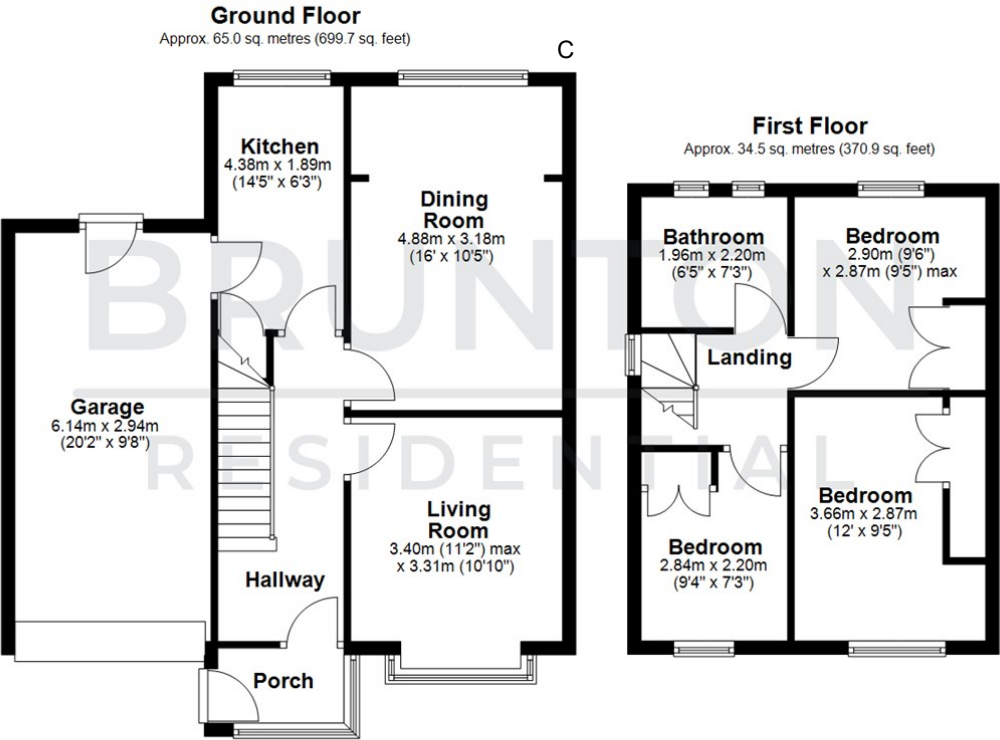
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

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		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(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		