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WHITBY AVENUE, HEXHAM, NE46

Price Guide £325,000

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Three-bedroom semi-detached home in Whitby Avenue, Hexham.

This spacious three-bedroom semi-detached home offers a well-thought-out layout over two floors, ideal for family living. The ground floor features a generous lounge, a large open-plan kitchen/diner, a practical utility area, and a convenient downstairs WC. Upstairs, the first floor accommodates three well-proportioned bedrooms and a modern family bathroom. The property further benefits from a charming wrap-around garden bordered by mature hedges.

Situated in the sought-after town of Hexham, this home is close to a variety of local amenities, including shops, cafes, essential services, and reputable schools. Excellent transport links include a mainline railway station with direct services to Newcastle and Carlisle, and easy access via the A69. The area also offers scenic parks, riverside walks, and access to beautiful countryside.

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The internal accommodation comprises: an entrance vestibule leading into a hallway with stairs leading up to the first floor landing. To the left is a generous lounge featuring a side-aspect bay window and a fireplace. Straight ahead off the hallway is a large kitchen/diner with side-aspect windows and floor units with granite counter-tops. The kitchen leads into a useful utility room with plumbing and space for a washer and dryer. To the left of the utility room is an understairs storage cupboard, and to the right is a convenient downstairs WC. The utility room also provides access to the front of the property.

The first floor landing gives access to three well-proportioned bedrooms and a family bathroom. The bathroom features tiled walls, a WC, wash basin, and a bath.

Externally, the property has a wrap-around garden bordered with mature hedging and a pedestrian gate to the front that leads up to the front door. Along with an external garage.



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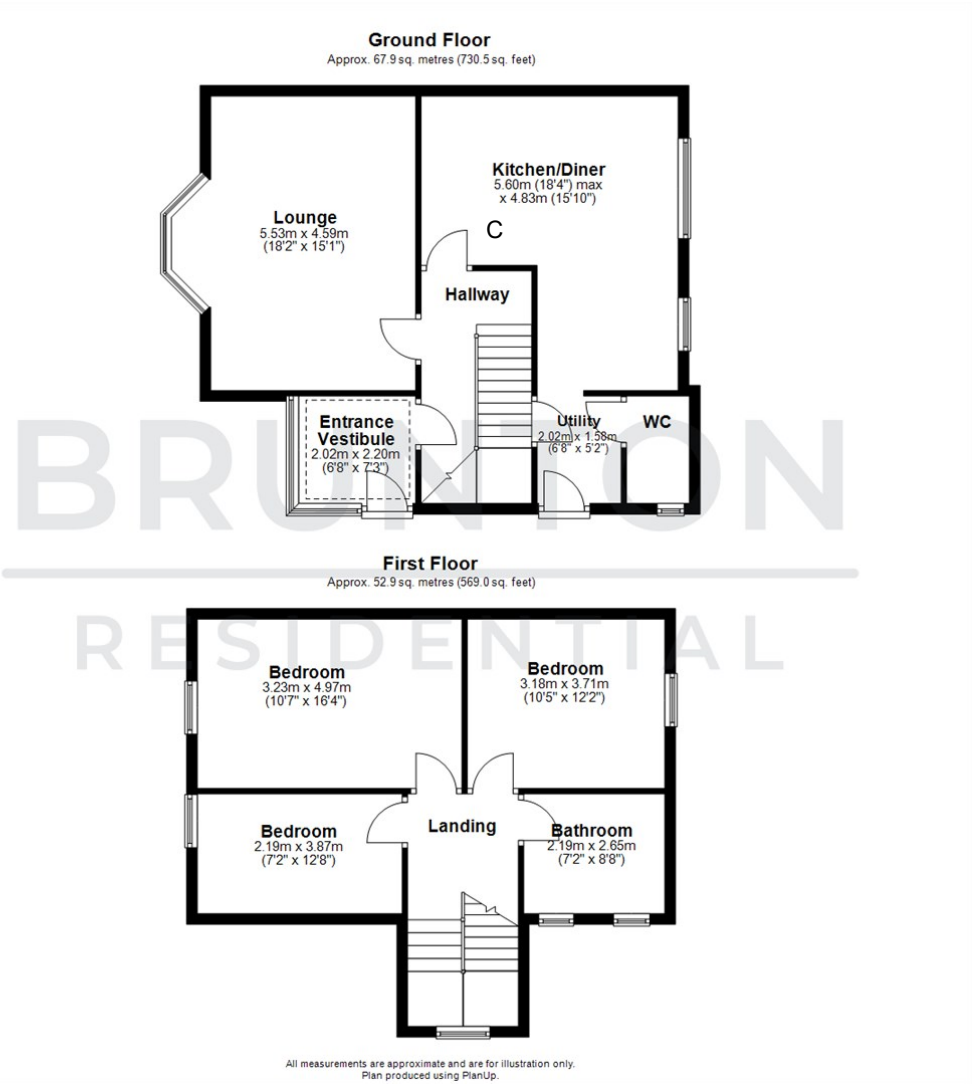
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : C

EPC RATING : E



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	