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BURNLAND TERRACE, HEXHAM

Offers Over £425,000

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Well Presented Period Terraced Home, Boasting Four Excellent Reception Rooms, Five Good Sized Bedrooms, Four Bathrooms & Private Large Rear Garden with Garage and ample parking. This exceptional, brick built terraced home is located on Burnland Terrace, Hexham. Originally two separate properties, the owners have thoughtfully combined them to create a much larger home.

Burnland Terrace, is situated within the desirable west end of Hexham and provides direct access to Hexham Town Centre with its excellent array of shops, cafes, restaurants and amenities. The property is also positioned only a short walk from Hexham Golf Club, excellent local schooling and Hexham Railway Station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

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The internal accommodation comprises: A porch leading into a reception room featuring a traditional stone fireplace and a front-aspect window. This room flows into a second reception room/family room, which includes stairs leading to the first-floor landing. To the right is a dining room, providing access to a kitchen at the rear and a further reception room/living room at the front. The living room includes a cozy fireplace and front-aspect windows. Together, the four reception rooms offer versatile spaces ideal for entertaining and family relaxation.

The kitchen is well-equipped with floor units, offering ample storage and work surface space. It leads to a bright and airy garden room with Velux ceilings, which in turn connects to a boot room at the rear, providing access to the rear garden. To the left of the property is a utility room, which also provides access to a shower room situated at the very rear-left of the ground floor.

The first-floor landing gives access to three well-proportioned bedrooms and two bathrooms, as well as a WC. Both bathrooms include a bath with an overhead shower, WC, and wash basin.

The second floor is divided into two sections. A staircase to the left of the first floor leads to a bedroom with two built-in storage units. Another staircase to the right of the first floor leads to a landing area on the second floor, providing access to the fifth bedroom, which benefits from an en-suite shower room.

Externally, the property boasts a large, private rear garden. This space includes a gravel seating area that leads into a lawned area, surrounded by lovely potted plants, flowers, mature shrubs, and trees. The property also benefits from a garage and ample parking space.



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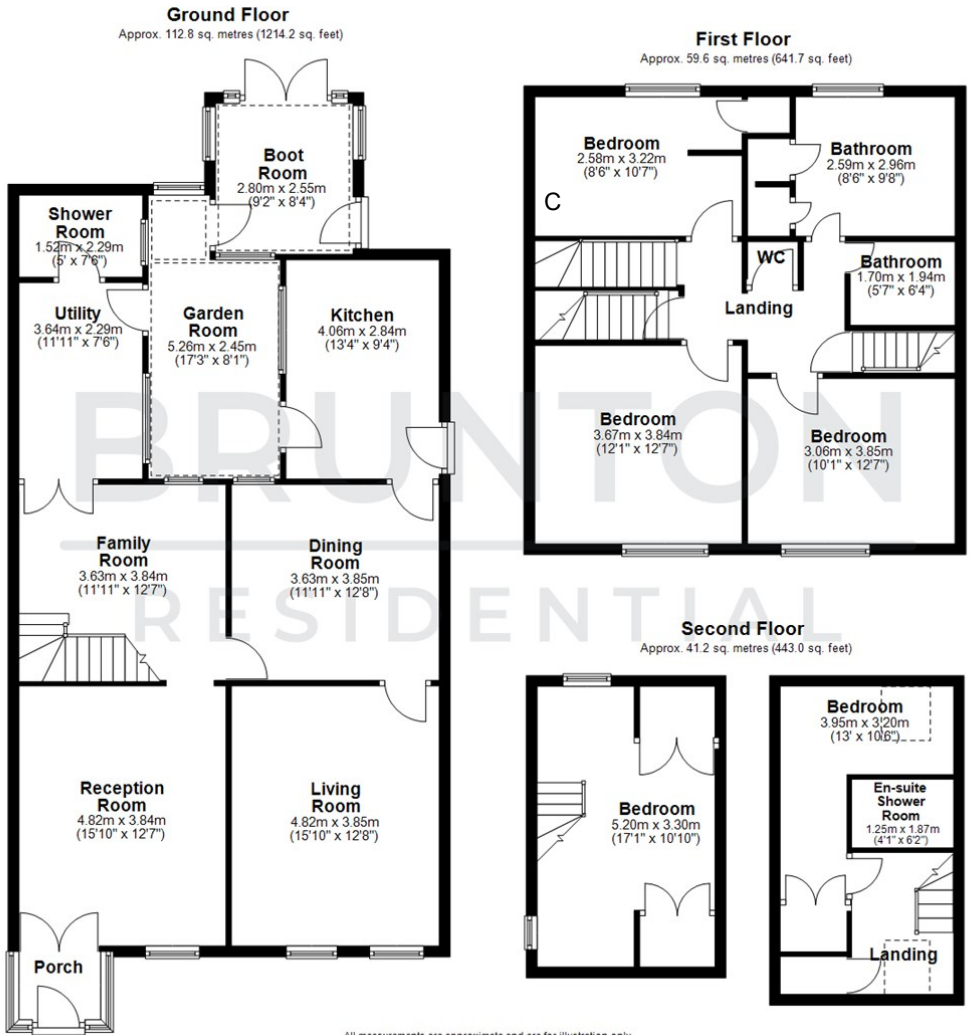
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



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		
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	