

BRUNTON

RESIDENTIAL



ST. MATTHEWS ROAD, HEXHAM

£215,000

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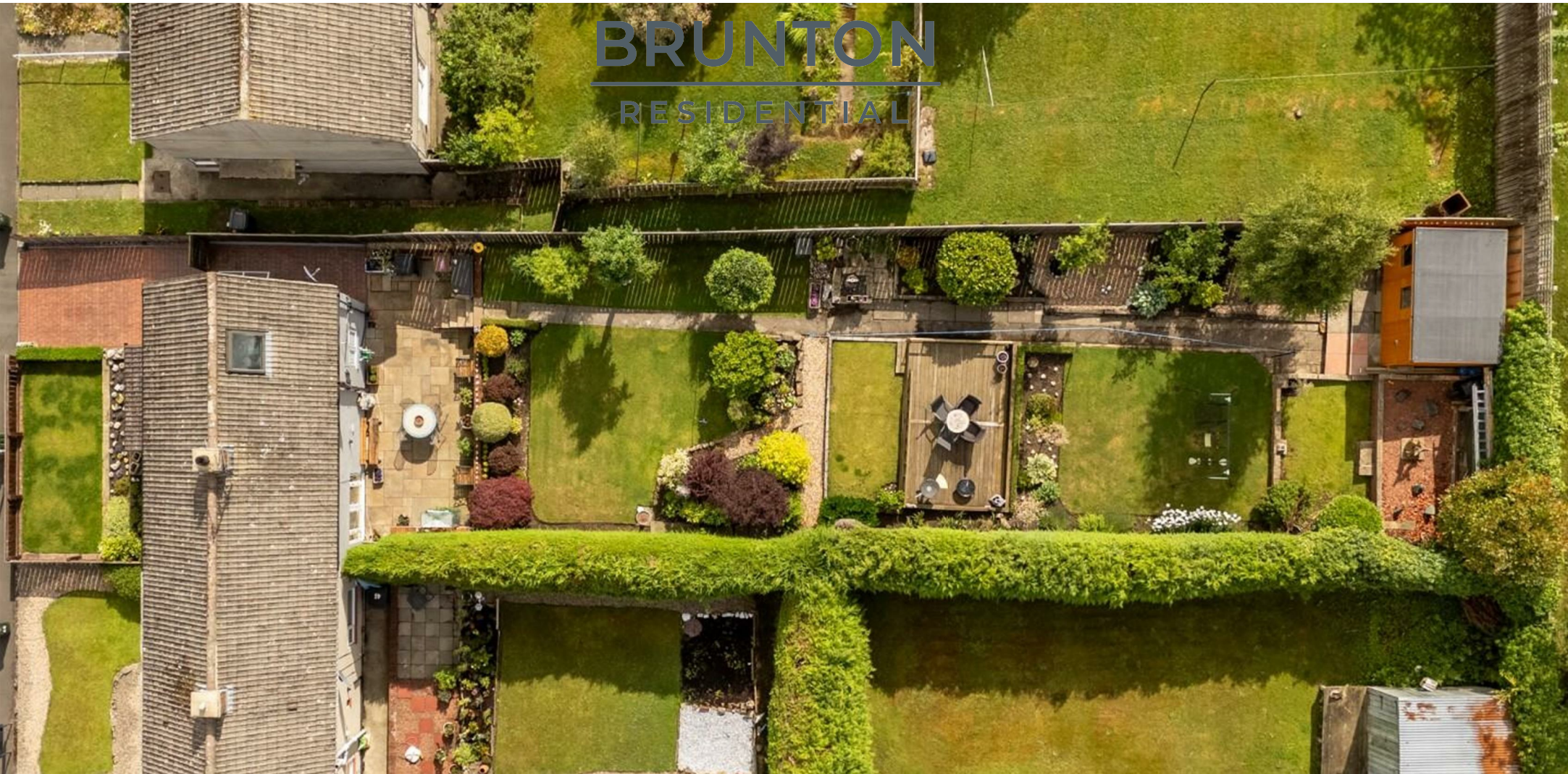




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Brunton Residential is delighted to present this beautifully maintained two-bedroom semi-detached home on the sought-after St. Matthews Road in Hexham. Situated within the popular Priestlands Estate, this property boasts one of the largest gardens in the area, an exceptional outdoor space that has been lovingly cared for over the years.

The home offers an ideal setting for families and professionals alike, with easy access to award-winning local schools, excellent transport links, and a range of nearby amenities including shops, parks, and leisure facilities. This is a rare opportunity to secure a move-in-ready property in one of Hexham's most desirable residential locations.

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This property is accessed through a tiled porch, leading into an open dining room with a staircase to the first floor. The dining room also has an external door to the side. There is ample space for a dining table and chairs, and it flows into a modern kitchen featuring a range of base and wall units, a stainless steel sink with a mixer tap, an integrated dishwasher, an extractor fan, tiled splashbacks, and a freestanding oven. Additionally, there are two large storage cupboards for added convenience. There is a spacious lounge runs the full length of the house and is a standout feature, with a beautiful fireplace and a surround that complements the stove.

On the first floor, you'll find two generously sized double bedrooms, one of which includes a built-in storage cupboard. The family bathroom on this level includes a bath with an overhead shower, a vanity wash basin, decorative tiled flooring, tiled walls, and a heated towel rail for added comfort.

A further benefit of the property is a fully decorated, functional loft room, currently being used as a gym. Accessed via a ladder from the landing, this versatile space adds great value and could be used for various purposes.

Outside, the property is enhanced by a recently installed driveway, a neat, landscaped lawn, and planted shrubs at the front, all surrounded by fenced and hedged boundaries. To the rear, the large garden is cleverly sectioned into different areas. At the bottom of the garden is a spacious patio, ideal spot for extending the living space if required, subject to relevant planning permissions. Steps lead to a second lawned area with mature bushes and shrubs, followed by a decked area. Further up, you'll find another lawn, a gravelled section, and at the top, a newly built shed.



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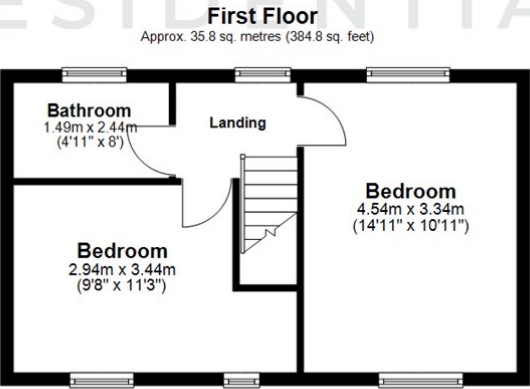
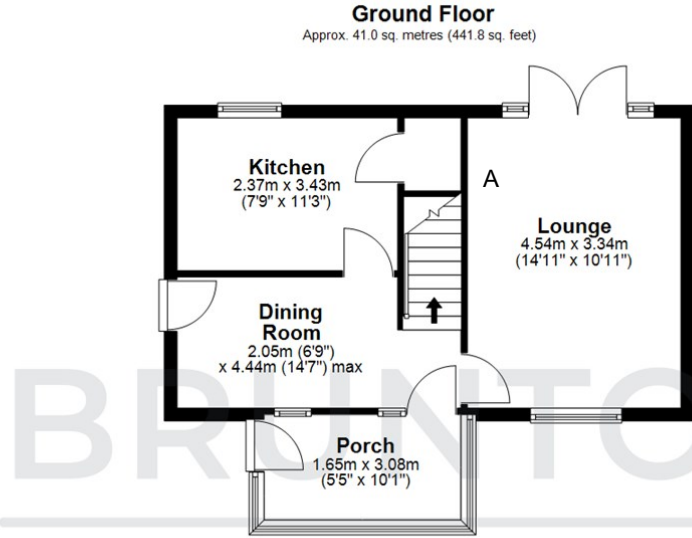
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TENURE :

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING :



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		
(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	