

**BRUNTON**  
RESIDENTIAL



**EILANGATE TERRACE, HEXHAM, NE46**

**£145,000**

# BRUNTON

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## RESIDENTIAL





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**TWO BEDROOM | TERRACED HOUSE | GREAT LOCATION**

Brunton Residential are delighted to offer for sale this terraced house, which features two double bedrooms and two well-proportioned reception rooms.

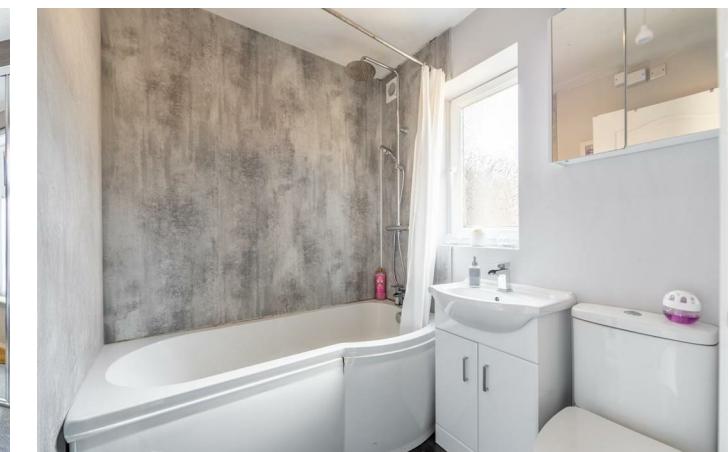
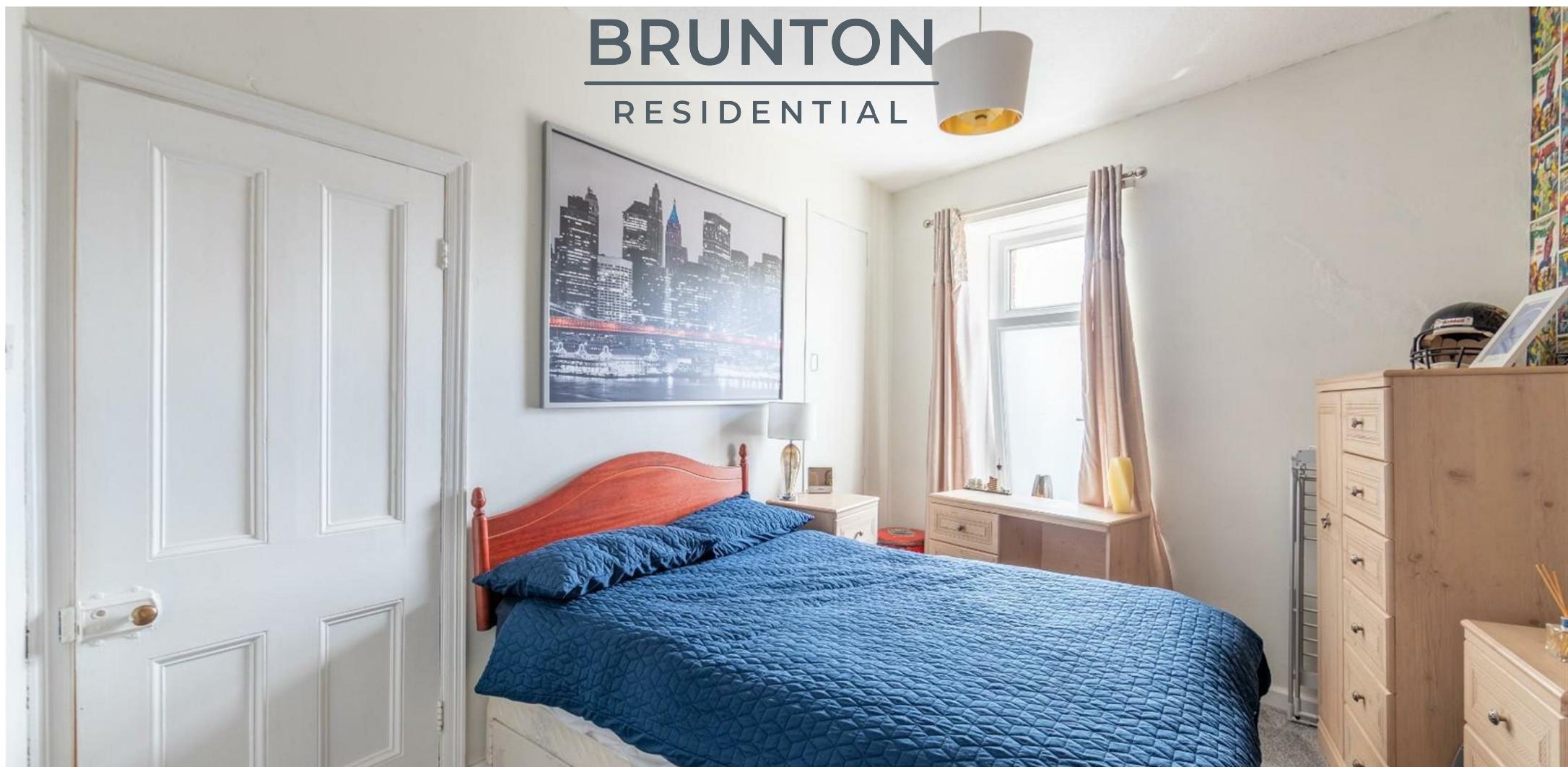
This two-bedroom terraced home is ideally located on Eilansgate Terrace, Hexham. Eilansgate Terrace is perfectly situated just a short walk from Hexham Town Centre, with its wonderful array of shops, cafés, restaurants, and excellent schooling.

The property is also close to the delightful 'The Sele,' providing access to beautiful open outdoor spaces. Transport links are excellent, with Hexham Railway Station offering regular services to Newcastle and Carlisle, while the nearby A69 ensures easy road access to the wider region.

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Upon entering the property, you are welcomed into a spacious lounge featuring a front aspect window and a feature fireplace. This leads through to another versatile reception room, currently being used as a dining room, complete with stairs to the first floor, an understair storage cupboard, wood-effect flooring, and ample space for a dining table.

From this room, there is access to a well-equipped kitchen fitted with a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, wood worktop surfaces, and a continuation of the wood-effect flooring.

Beyond the kitchen is a rear hallway with an external door leading outside, as well as access to the ground floor bathroom, which comprises a bath with overhead shower, washbasin, and WC.

Upstairs, the first floor offers two well-proportioned double bedrooms, with the principal bedroom benefiting from a full wall of sliding-door fitted wardrobes, providing excellent storage.

Externally there is a small private courtyard to the rear of the property.



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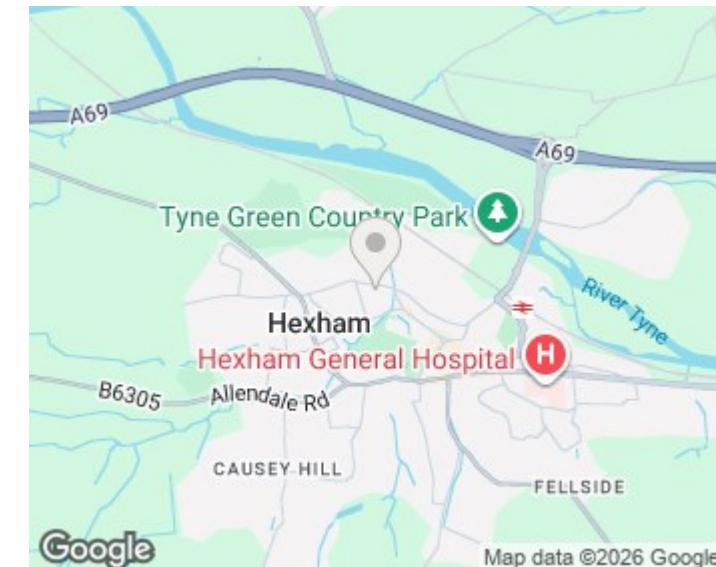
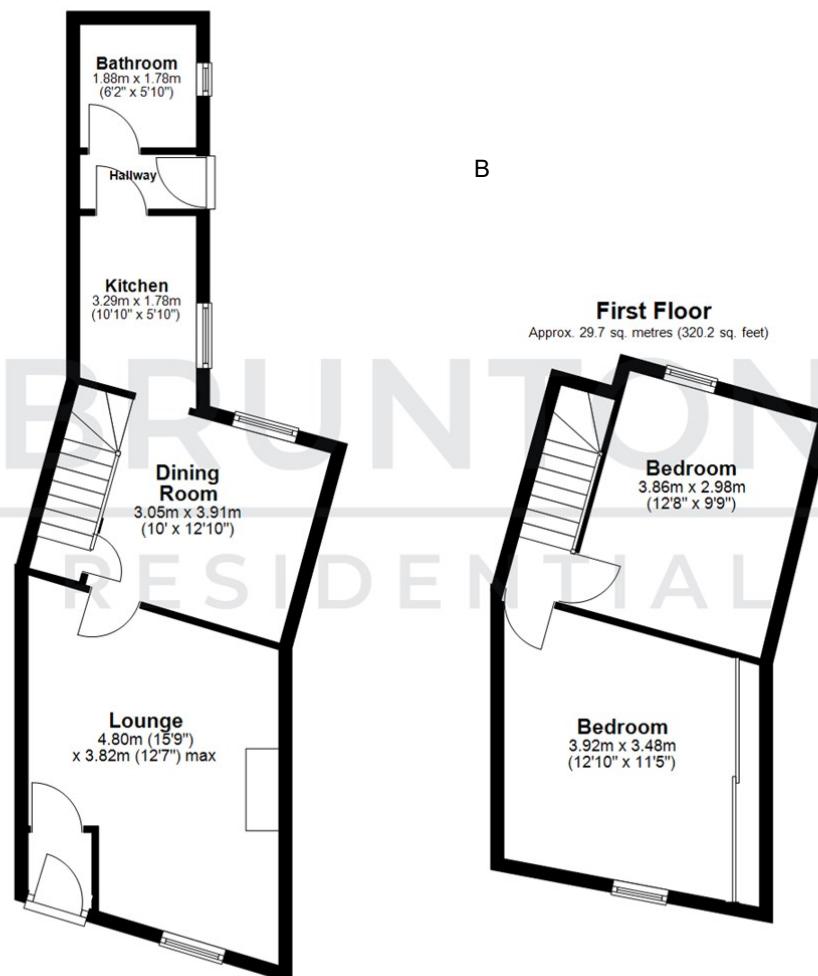
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : B

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	