

BRUNTON
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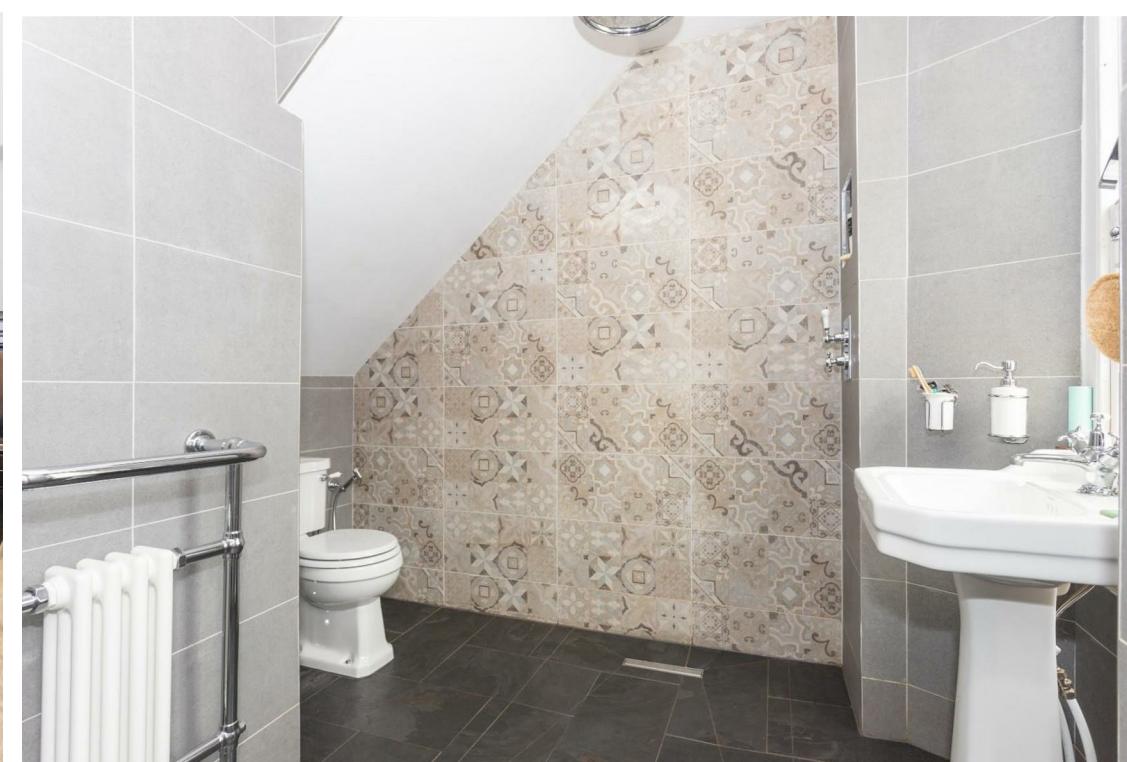


GLOVERS PLACE, HEXHAM, NE46

Offers Over £260,000

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Delightful Two-Bedroom Terraced House in Central Hexham

Tucked away in a peaceful spot near the historic Tannery area, this two-bedroom terraced home offers the perfect blend of period character and modern comfort, right in the heart of Hexham.

Set over three floors, the property has been thoughtfully modernised throughout. The ground floor features a spacious and characterful kitchen/dining room, ideal for entertaining or family life. Upstairs, you'll find two comfortable bedrooms, a stylish newly fitted wet room, and a generous living room.

Externally, the property benefits from a rare west-facing walled garden with a patio area, established planting borders, and a large outhouse for storage, a workshop, or hobby space.

The current owner has carried out significant renovations, including a full rewire, installation of a new kitchen, the addition of a downstairs WC, conversion of the bathroom, a new combi boiler with upgraded radiators, and a newly installed log burner. There is also secondary glazing.

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Upon entering the property, you're welcomed into a thoughtfully modernised home that beautifully blends contemporary updates with charming period features. The kitchen showcases a fully tiled floor and characterful touches such as a large inglenook fireplace with the original range, creating an impressive and versatile space with additional seating. Stylish kitchen cabinetry houses integrated appliances including a fridge, dishwasher, washing machine, oven, hob, and concealed bin, offering both practicality and elegance.

The heart of the home is the spacious first-floor lounge, where the original inglenook fireplace has been opened up to create a striking focal point. Fitted with a working stove, the room feels warm and inviting, further enhanced by an abundance of natural light and the addition of premium Luxaflex Duette Honeycomb blinds.

Leading off the lounge is a recently installed wet room, finished to an exceptional standard with contemporary tiling and modern fixtures, offering both style and functionality.

On the second floor, you'll find a generously sized principal bedroom with a front-aspect window, a working cast iron fireplace, and access to the original loft space—ideal for light storage. The second bedroom is also comfortably proportioned and includes a newly installed, larger loft hatch with boarded loft space, offering excellent additional storage and potential for further use. Both bedrooms also feature Luxaflex Duette Honeycomb blinds for added comfort and style.

Newly fitted carpets run throughout the home, adding a fresh and cohesive finish.

Externally, the property boasts a rare and unusually large west-facing walled garden, an exceptional feature for a terraced house in Hexham. The garden includes a paved patio area, mature planting borders, and a generously sized outhouse, ideal for storage, a workshop, or hobby use. A newly installed motion-sensor light provides additional security and convenience in the outdoor space.

Ideally located in central Hexham, the property is just a short walk from a wide range of amenities, including independent shops, cafes, supermarkets, and the town's popular weekly market. Excellent schools are nearby, along with health services and leisure facilities. Hexham also benefits from strong transport links, with regular rail and bus services to Newcastle and Carlisle, and easy access to major road routes, making this an ideal location for both commuters and those seeking a vibrant yet peaceful place to live.



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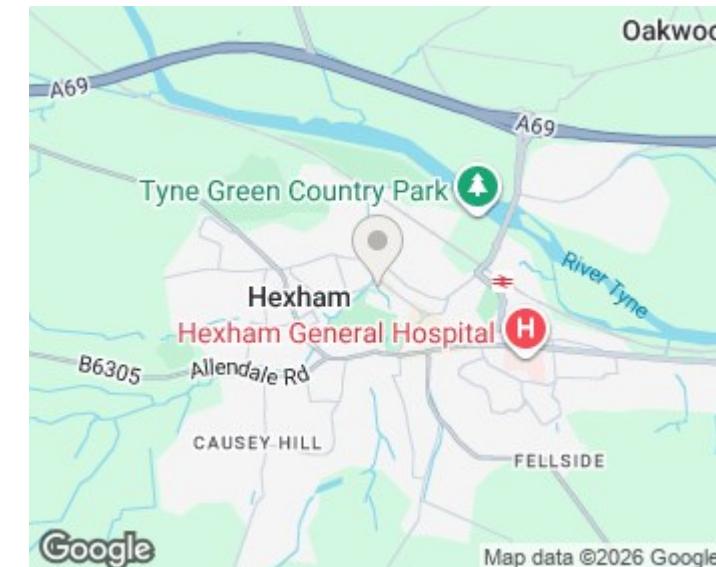
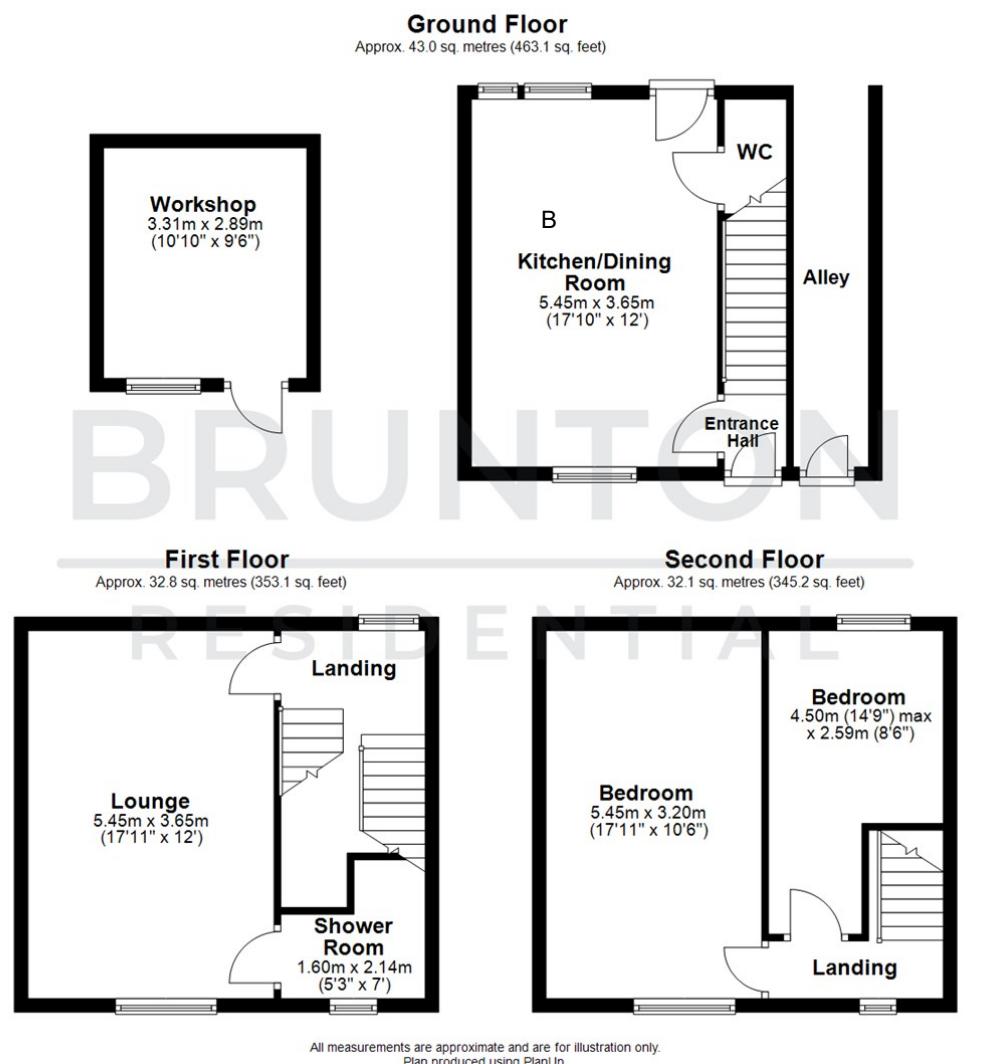
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A 92 plus	
(91-91)	B 81-91	81
(89-80)	C 69-80	67
(55-68)	D 55-68	67
(39-54)	E 39-54	67
(21-38)	F 21-38	67
(1-20)	G 1-20	67
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A 92 plus	
(91-91)	B 81-91	81
(89-80)	C 69-80	67
(55-68)	D 55-68	67
(39-54)	E 39-54	67
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC
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