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LEAZES CRESCENT, HEXHAM

Offers Over £375,000

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FOUR BEDROOM - TERRACED FAMILY HOME - GREAT LOCATION

Brunton Residential are delighted to offer for sale this excellent four bedroom terraced home in the heart of Hexham, Northumberland. This spacious property is ideal for families who want to enjoy both the vibrant community and convenience of one of the region's most desirable towns.

Situated on a peaceful crescent, this home is just a 10-minute stroll from the historic Hexham Abbey, a perfect setting for weekend outings or relaxing walks. Families will appreciate the proximity to well-regarded schools such as Hexham Middle School and Queen Elizabeth High School, making the morning routine that bit easier.

For those who commute, Hexham Train Station is just 0.6 miles away, offering direct rail links to Newcastle and Carlisle, and the nearby A69 ensures smooth travel by car. The home itself has been well-maintained, offering comfortable living spaces with thoughtful details throughout.

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Upon entering, you're welcomed into a bright and inviting vestibule that leads into a spacious hallway. To the right, the generous lounge features a large bay window, offering a pleasant view of the front of the property. The room is beautifully complemented by a feature fireplace, serving as a striking focal point.

At the rear of the property, the expansive dining room benefits from French doors that open out to the private rear yard, creating a seamless connection to the outdoor space. The well-appointed kitchen diner is a real highlight, with a range of fitted wall and floor units, an island, and integrated appliances. It offers ample room for both meal preparation and a dining table, with direct access to the courtyard.

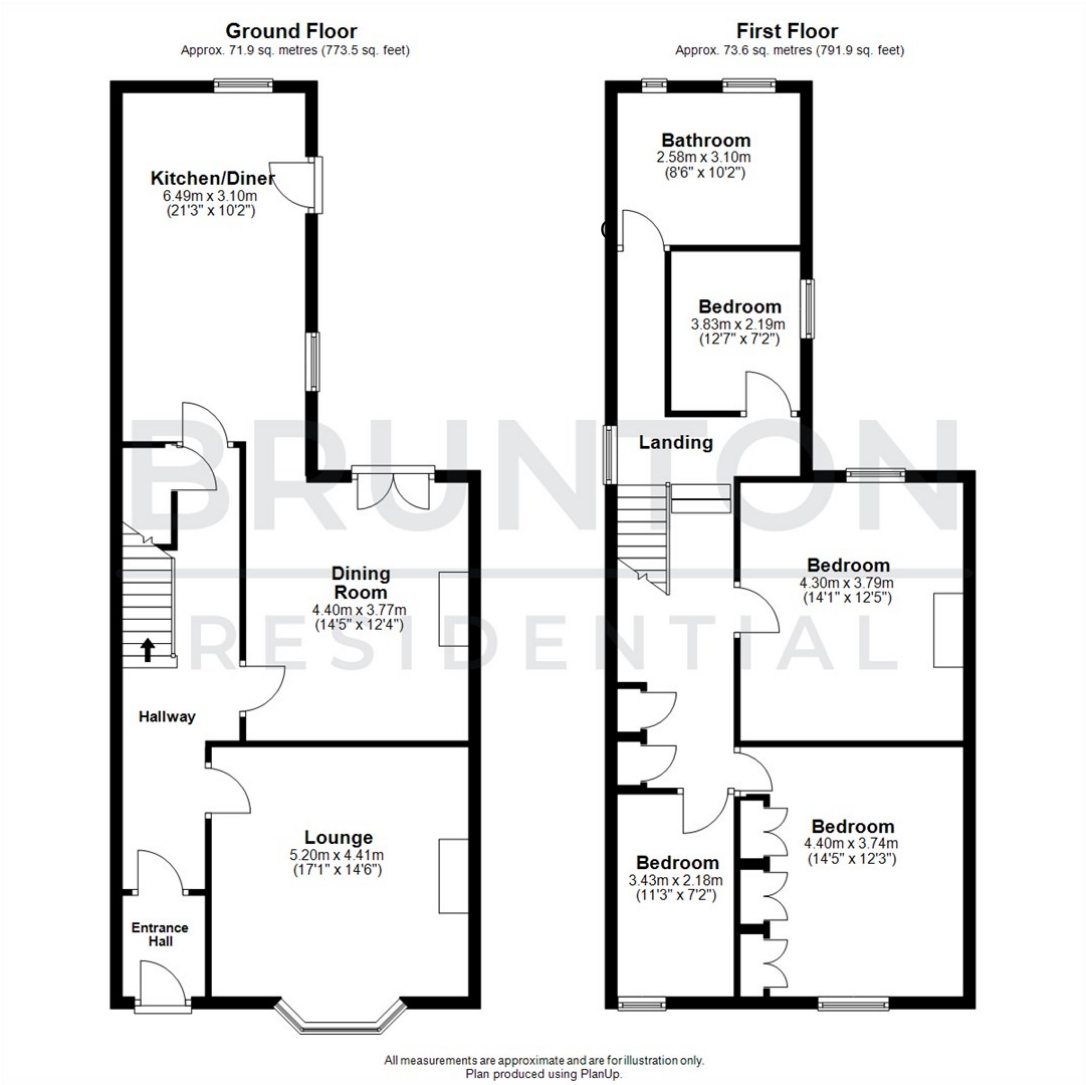
On the first floor, you'll find four well-proportioned bedrooms. The master suite is generously sized, while the large second bedroom overlooks the rear. A smaller room, currently used as a single, presents a versatile option for an office or nursery. The front-facing bedroom comfortably accommodates a double bed. These rooms share a family bathroom, featuring a double-ended bath, corner shower, washbasin, and WC.

Externally, the property benefits from a west-facing private rear yard, offering a peaceful and secluded outdoor area with easy access.



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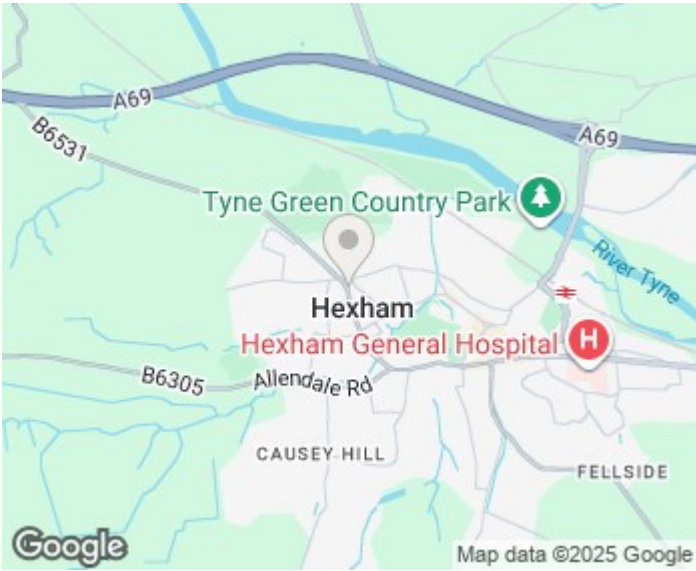


TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



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	