

# BRUNTON

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## RESIDENTIAL



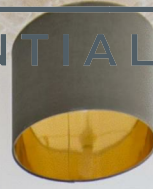
**GLEN TERRACE, HEXHAM, NE46**

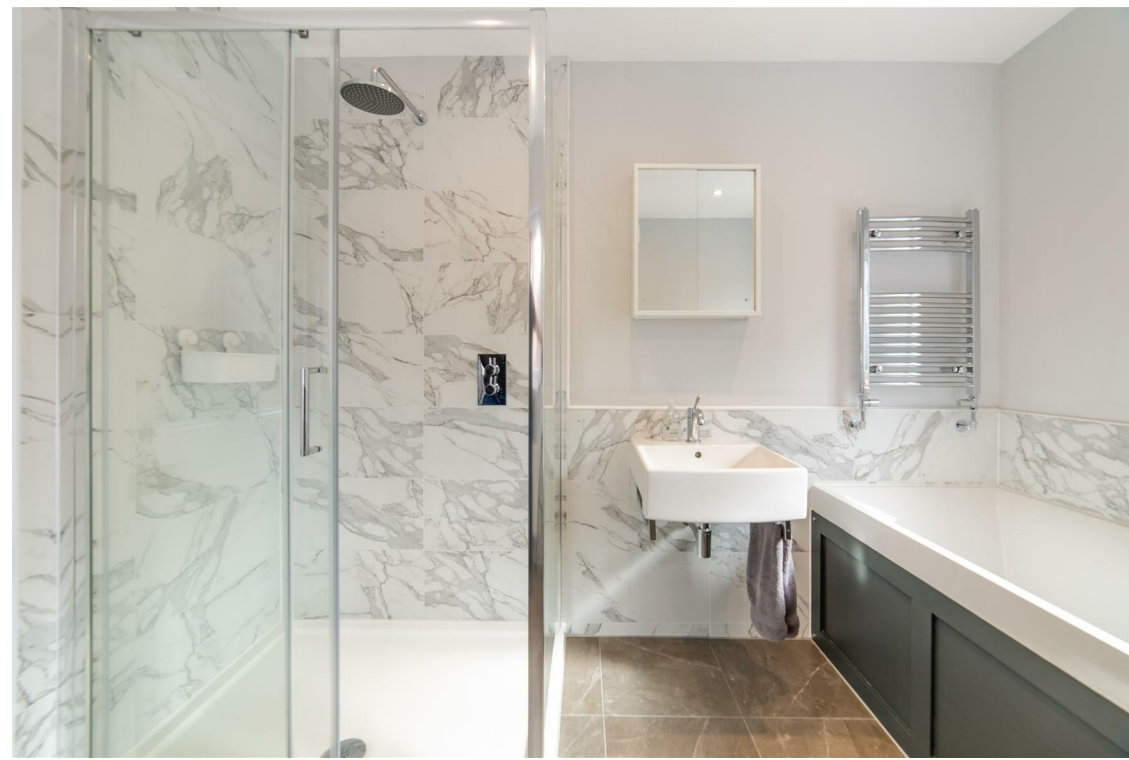
**£299,950**

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### FULL REFURBISHMENT - FANTASTIC LOCATION - THREE BEDROOM HOME

Brunton Residential are delighted to offer for sale this three bedroom home located on Glen Terrace within the market town of Hexham. This home has undergone an extensive program of renovation and sympathetic enhancement, it offers a fantastic rear yard which could also be used as a private parking facility.

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Enhancements include; double glazing, new roof, new central heating equipped with hive, new plastering and new electrics.

Accommodation briefly comprises; An entrance porch which leads to an internal hallway with a staircase to the first floor. There is a lounge to the front of the property with a working solid fuel fire and a window providing plenty of natural light. A dining room or second sitting room is positioned to the rear, it has a window overlooking the rear yard along with a feature stone fireplace and hearth. The newly fitted kitchen offers a range of wall and floor units with coordinated work surfaces and some fitted appliances. The first floor provides three well sized bedrooms, all fitted with new carpets while a luxury bathroom is tiled with a separate feature bathtub and a walk in shower cubicle.

Externally, there is a small town garden to the front with a gate leading to the property. To the rear is a sizeable yard with a range of store cupboards. A garage style door provides off street parking.

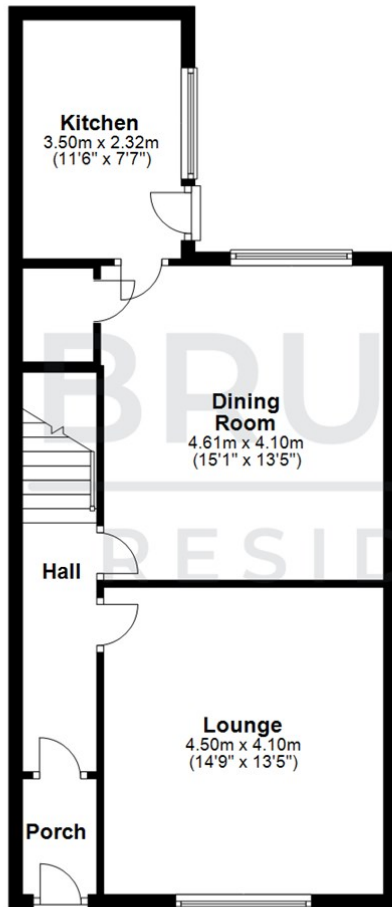


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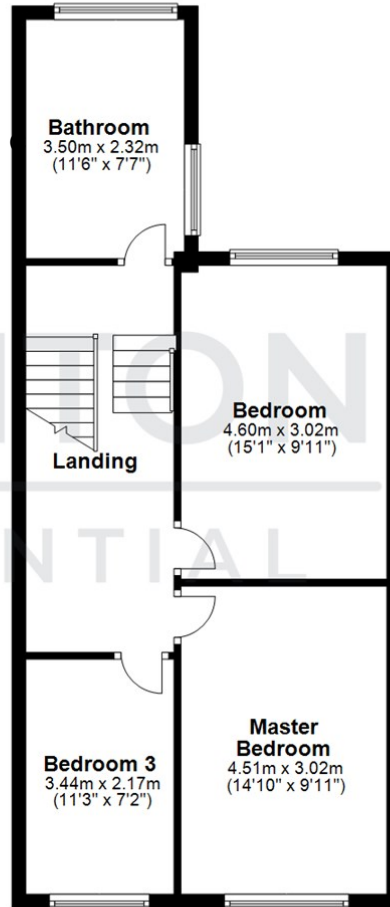
### Ground Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



### First Floor

Approx. 57.1 sq. metres (614.2 sq. feet)



Total area: approx. 114.1 sq. metres (1228.3 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	