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Burswell Avenue, Hexham, NE46 3JL

£295,000

SOUGHT AFTER LOCATION - CLOSE TO LOCAL AMENITIES - NO ONWARD CHAIN
Nestled in the highly sought after West End of Hexham, Brunton Residential are delighted to present this three bed semi-detached home. The property is conveniently located close to local amenities including great access to popular schools and excellent access to the A69 and Hexham Railway Station for links to Newcastle, Carlisle and beyond.

The home briefly comprises of; entrance porch, with door leading through the hall. The lounge is situated to the front of the property with bay window and character features such as deep skirting boards and high ceilings complimented with feature fire place. The spacious kitchen / diner is located at the back of the home, the dining room has double doors out to the courtyard ample space for dining table and lounge area with again feature fire place, it leads seamlessly through to the kitchen, here shaker-style wall and base units and an overhead extractor fan, while a convenient side garden entrance adds practicality. A downstairs WC completes this level. Upstairs there are three good size bedrooms and a bathroom comprising of bath, shower cubicle, wc and wash hand basin. Externally, the property boasts a yard to the front and side along with a rear private courtyard and a garage. The property is offered with no forward chain.

ON THE GROUND FLOOR

Porch

Hallway

WC

Lounge

15'3" x 14'3" (4.66m x 4.35m)

Measurements taken at widest points.

Kitchen/Diner

21'0" x 21'4" (6.40m x 6.49m)

Measurements taken at widest points.

Garage

ON THE FIRST FLOOR

Landing

Bedroom

15'2" x 13'1" (4.63m x 3.98m)

Measurements taken at widest points.

Bedroom

13'3" x 12'1" (4.04m x 3.68m)

Measurements taken at widest points.

Bedroom

9'6" x 7'11" (2.89m x 2.42m)

Measurements taken at widest points.

Bathroom

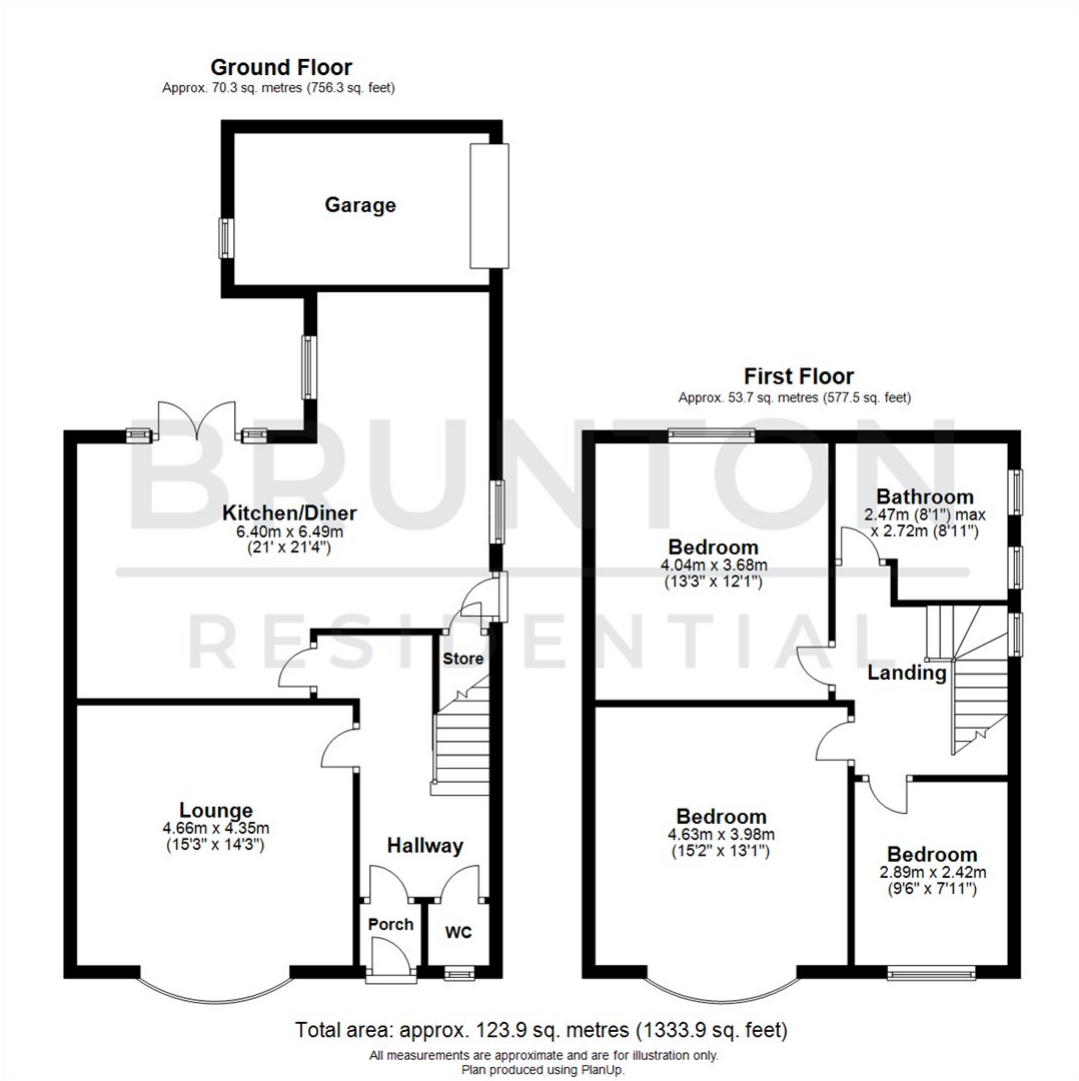
8'1" x 8'11" (2.47m x 2.72m)

Measurements taken at widest points.

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

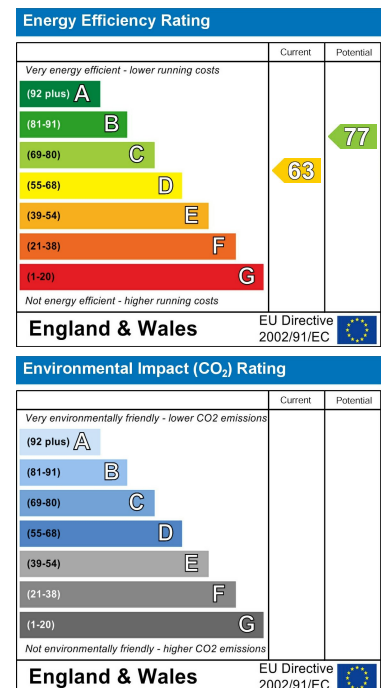
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.