

# BRUNTON

---

## RESIDENTIAL



**SLALEY, HEXHAM, NE47**

**£350,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



**SOUGHT AFTER LOCATION - THREE BEDROOMS - REAR KITCHEN EXTENSION**  
Brunton Residential are delighted to offer to the market this beautifully presented three bedroom semi-detached home situated in the sought after village of Slaley, approximately 5 miles south of the market town of Hexham.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Accommodation briefly comprises of a lounge with front and rear windows providing plenty of natural light, equipped with a working wood-burning stove. There is an open plan sitting room leading to an superb, extended kitchen equipped with built-in appliances. Adjacent to the kitchen, you'll find a utility room and a bathroom with a shower. The first floor consists of three bedrooms and a family bathroom. French doors lead from the kitchen to a good sized garden to the rear which is mainly lawned, it also has a paved and decked area with fenced and hedged boundaries. The front garden is lawned with pathway access to the house, a driveway provides off street parking for two vehicles. This property benefits from planning permission to add a fourth bedroom with an ensuite.



# BRUNTON

## RESIDENTIAL

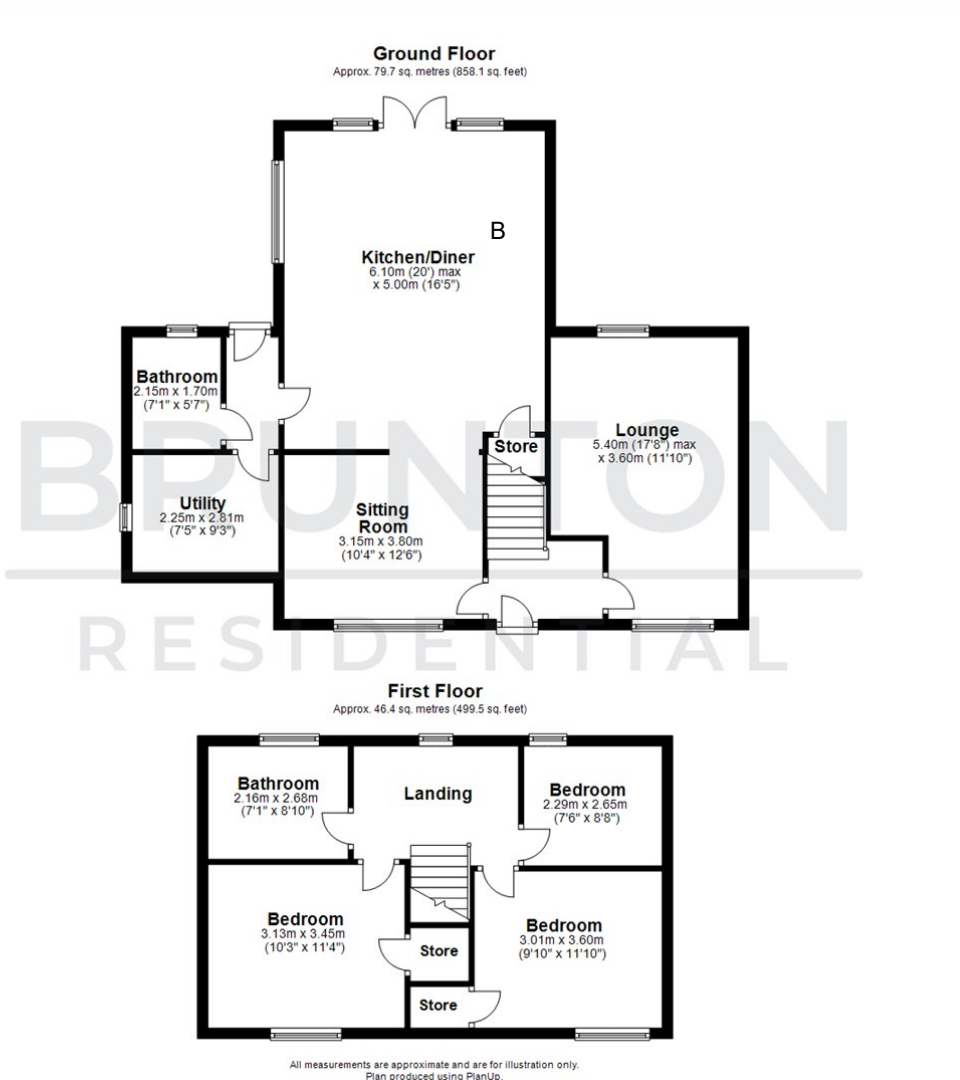
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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	