

# BRUNTON

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RESIDENTIAL



**EASTGATE, HEXHAM, NE46**

**£150,000**

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### TOWN CENTRE LOCATION - RECENTLY RENOVATED - PRIVATE GARAGE

Brunton Residential are delighted to offer this delightful, stone-built period cottage which has been recently renovated, and is placed on Eastgate, within the very heart of Hexham. The cottage itself is tucked just off from Battle Hill, and is perfectly placed to provide easy access into central Hexham, with its excellent array of shops, cafes, restaurants and outstanding local schooling. The property is also presented with no onward chain.

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The accommodation briefly comprises of; Entrance porch leading into a bright hallway, to the right of the hallway, you'll find a spacious living room featuring a fireplace and dual aspect windows, allowing plenty of natural light.

At the rear is a well-appointed kitchen with built-in appliances, which flows into a separate utility room. To the left of the hallway lies a comfortable double bedroom with built-in storage and access to a well presented ensuite bathroom, elegantly finished with marble tiling.

The property boasts oak flooring throughout, adding warmth and style. Externally, stone steps lead up to the front door, and a gravelled seating area provides an inviting outdoor space. The property also includes a private garage, adding extra convenience in such a central location.

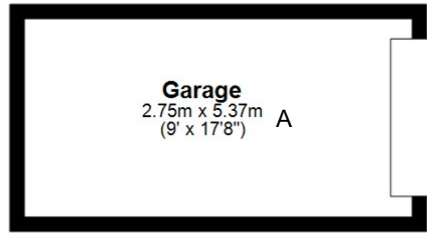


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### Lower Ground Floor

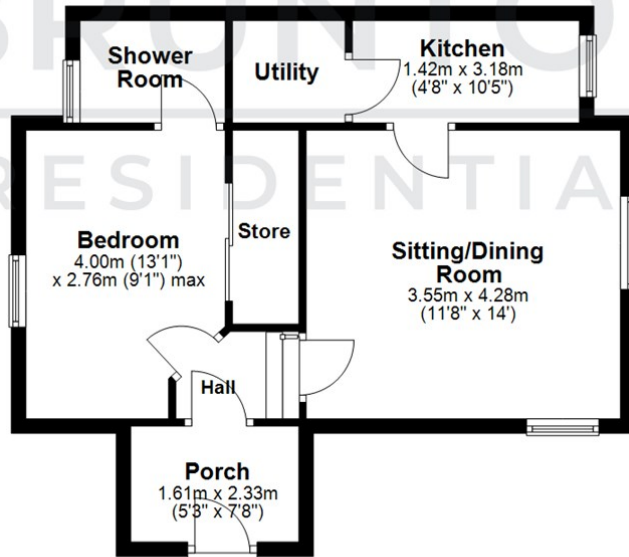
Approx. 14.8 sq. metres (159.0 sq. feet)



**Garage**  
2.75m x 5.37m  
(9' x 17'8") A

### Ground Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



**Bedroom**  
4.00m (13'1")  
x 2.76m (9'1") max

**Sitting/Dining Room**  
3.55m x 4.28m  
(11'8" x 14')

**Porch**  
1.61m x 2.33m  
(5'3" x 7'8")

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

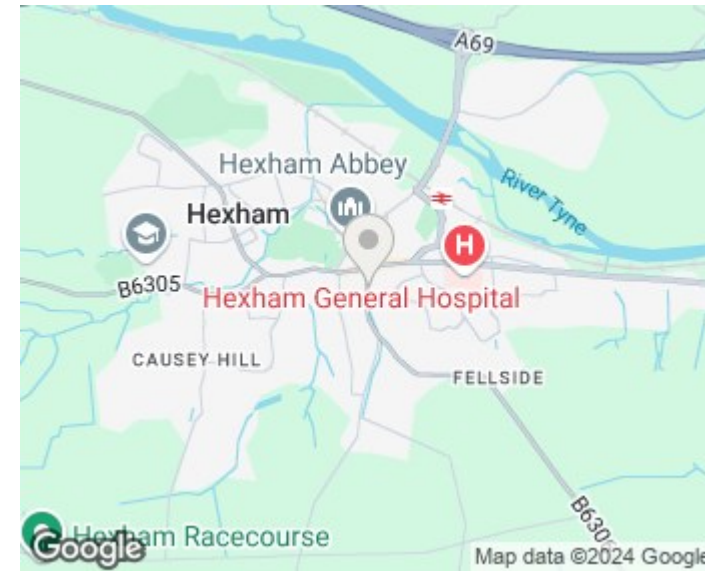
TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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	