

BRUNTON

RESIDENTIAL



WESTFIELD TERRACE, HEXHAM, NE46

Offers In The Region Of £325,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Stylish & Immaculately Presented Period Terraced Home, Boasting Two Excellent Reception Rooms, Contemporary Re-Fitted Kitchen, Three Bedrooms, Re-Fitted Family Bathroom, Front Garden & Private West Facing Rear Courtyard.

This exceptional, stone built terraced home has been sympathetically re-furnished, reconfigured and fully modernised by the current owners and is located on Westfield Terrace, Hexham. Westfield Terrace is situated within the desirable west end of Hexham and provides direct access to Hexham Town Centre with its excellent array of shops, cafes, restaurants and amenities. The property is also positioned only a short walk from Hexham Golf Club, excellent local schooling and Hexham Railway Station, providing excellent links into Newcastle City Centre and throughout the Tyne Valley.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The accommodation begins with a welcoming entrance hall. To the right, there is a spacious lounge with a bay window that floods the room with natural light. At the rear, a high-specification modern kitchen features sleek cabinetry, built-in appliances, and is beautifully illuminated by a thoughtfully designed roof light. This floor also benefits from a convenient WC.

To the left of the entrance hall is a second reception room, boasting a feature fireplace. At the back of this room, stairs lead to three bedrooms and a newly refurbished bathroom.

Externally, the property boasts a well-maintained front garden with lush, well-stocked borders and edged boundaries. The rear offers a practical yard with space for parking.



BRUNTON

RESIDENTIAL

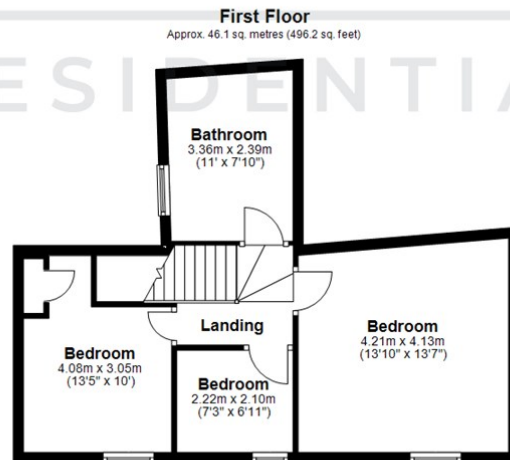
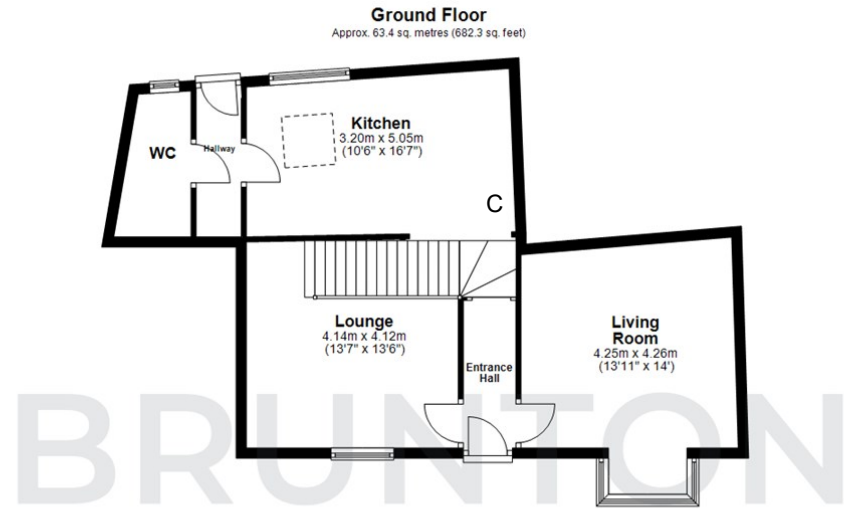
TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County

COUNCIL TAX BAND : C

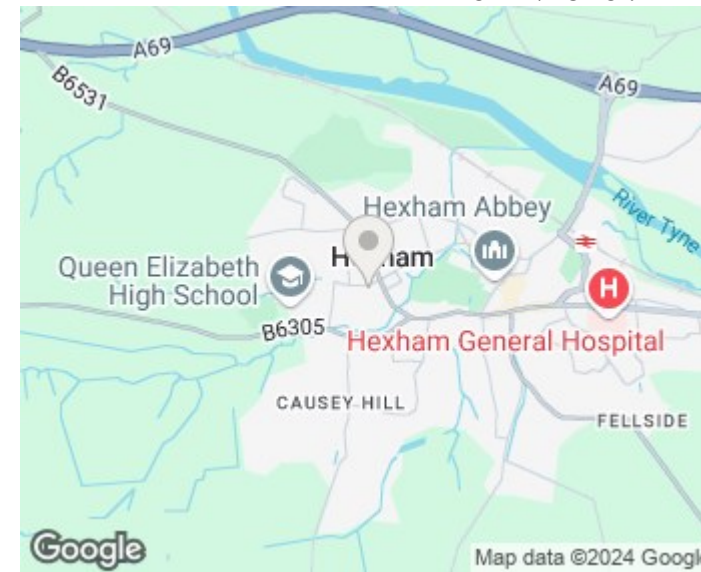
EPC RATING : E

SERVICES :



Total area: approx. 109.5 sq. metres (1178.5 sq. feet)

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



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	
	81
	39
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	