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HEXTOL CRESCENT, HEXHAM, NE46

Offers Over £225,000

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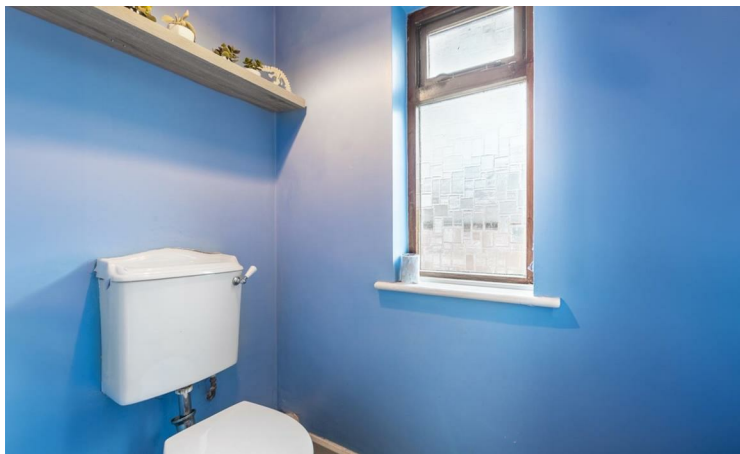
GREAT LOCATION - DOUBLE DRIVEWAY - SEMI DETACHED

Brunton Residential are delighted to present this superb, semi detached home situated on the desirable Hextol Crescent, Hexham. Hextol Crescent, which is tucked just off from Hextol Terrace and St Cuthberts Lane, is perfectly positioned only a short walk from Hexham Town Centre with its shops, cafes, restaurants, and amenities.

The property is also within walking distance of highly regarded local schools, Sele Park and Hexham Railway Station, providing excellent transport links to Newcastle City Centre and across the Tyne Valley.

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The accommodation briefly comprises of an entrance hall that opens to a lounge on the left, complete with built-in shelving, a bay window, and a log burner. At the rear of the property, a spacious dining room boasts two large windows, allowing plenty of natural light. The kitchen includes a built-in oven and has an internal door leading to the garage, ideal for housing appliances such as a washing machine and tumble dryer.

Upstairs, there are two double bedrooms. The master bedroom offers built-in storage and a south-east facing bay window, while the second bedroom, located at the rear, provides views of the high school. This floor also includes a separate WC and a fully tiled family bathroom.

Outside, the property offers two parking spaces and a front garden with shrubs. There is also a small side garden, perfect for growing plants, and a lawned rear garden with a shed



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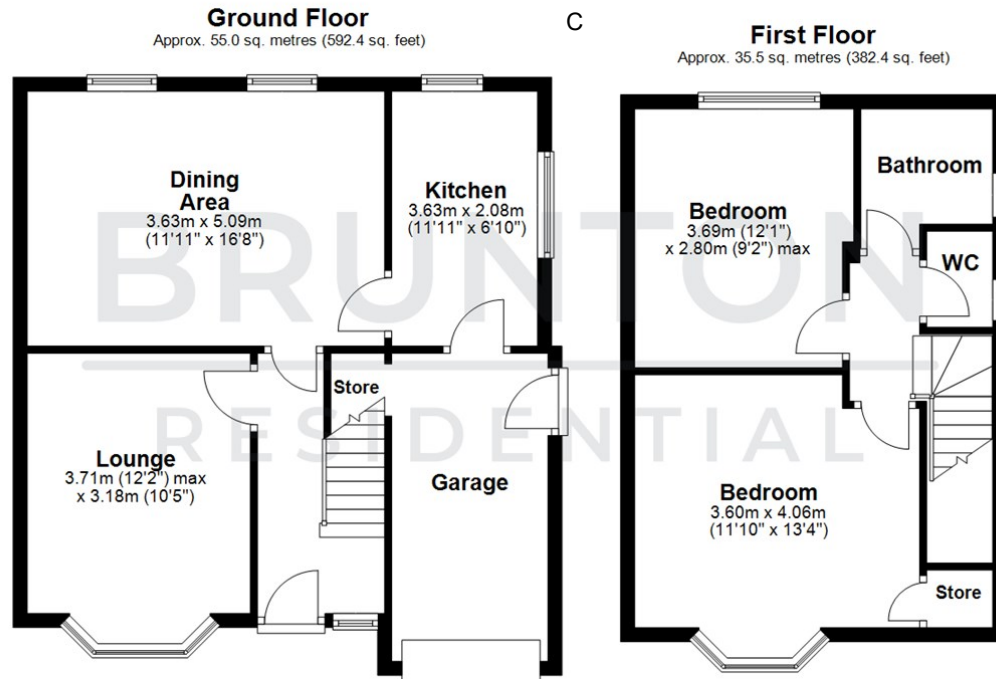
TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING :

SERVICES :



Total area: approx. 90.6 sq. metres (974.8 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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	