

# BRUNTON

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## RESIDENTIAL



**LONG CLOSE, HEXHAM, NE46**  
Offers Over £240,000



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### THREE BEDROOM | FOURTH FLOOR FLAT | GREAT LOCATION

Brunton Residential are delighted to offer for sale this flat on Long Close, which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families. The flat features a spacious reception room, providing a welcoming area for relaxation.

Situated in the charming market town of Hexham, Long Close offers easy access to highly rated schools, The Sele Park, Tyne Green Country Park, and the bustling town centre, with its shops, cafés, and restaurants. Hexham Train Station and the A69 provide excellent transport links to Newcastle and Carlisle, making this a convenient and attractive location.

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The property is accessed via a communal entrance lobby equipped with an intercom system. From here, a staircase leads to the fourth floor.

Upon entry, you are greeted by a spacious hallway with loft access, offering convenient storage. A generously sized boiler cupboard is located to the left. The property features three sizeable double bedrooms. The master bedroom includes a built-in storage cupboard and an en-suite bathroom, which is fitted with a shower, featuring a glazed screen, a pedestal hand basin, a WC, and a heated towel rail. The two additional double bedrooms offer ample space for various needs.

The dining kitchen is well-appointed, with a range of floor and wall units complemented by worktops. It includes a stainless steel sink with a single drainer, a hob with a stainless steel extractor canopy above, and a single oven below. Fully integrated appliances include a fridge, freezer, and dishwasher.

The large lounge benefits from dual-aspect windows, allowing natural light to flood the space. The property also includes a second bathroom, fitted with a shower, WC, and hand basin.

Residents will appreciate the well-maintained communal gardens and a designated parking space.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland  
county council

COUNCIL TAX BAND : D

EPC RATING : C

