

# BRUNTON

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## RESIDENTIAL



**ST. NICHOLAS ROAD, HEXHAM, NE46**

**Offers Over £375,000**



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Delightful & Well Presented, Stone Built Period Terraced Home Boasting a Superb Open Plan Kitchen/Diner, Lovely Lounge, Four Good Bedrooms, Family Bathroom & Enclosed Rear Courtyard.

This excellent, stone built terraced home is perfectly positioned on the desirable St Nicholas Road, Hexham. St Nicholas, which is tucked just off from Elvaston Road, is ideally situated only a short walk from central Hexham with its excellent array of shops, cafes, restaurants and amenities.

The property is also located only a short walk from outstanding local schooling, The Sele Park and Gardens and excellent transport links, with Hexham Train Station placed only a ten-minute walk away, providing superb links into Newcastle City Centre and throughout the region.



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Upon entering through the front door, you are greeted by a small reception area, complete with a convenient WC. A staircase leads to the first floor. To the left, a generously sized lounge awaits, featuring a wood-burning stove and a south-facing bay window that floods the room with natural light.

At the rear of the property, an impressive, re-fitted open-plan kitchen and dining area beckon. This stylish space offers plenty of room for dining and includes a traditional inglenook fireplace (easily reinstated) alongside a modern kitchen with integrated appliances. The rear of the kitchen has been extended, boasting Velux windows and bifold doors that open onto the decking. Adjacent to the kitchen is a practical utility room housing the boiler and offering additional storage.

On the first floor, you'll discover three well-proportioned double bedrooms. The master bedroom benefits from an en-suite shower room with a shower, washbasin, and WC. A second spacious double bedroom and a versatile third bedroom, which could easily serve as a home office, children's room, or nursery, complete the floor. Additionally, there is a family bathroom featuring a bath with an overhead shower, WC, and washbasin.

The second floor reveals a thoughtfully designed loft bedroom, offering abundant storage space. This floor also includes a bathroom, which could be adapted to accommodate a shower if desired.

Externally, the property features a neatly paved front area with decorative borders, while the rear offers a low-maintenance decked space, complete with borders and potted plants.





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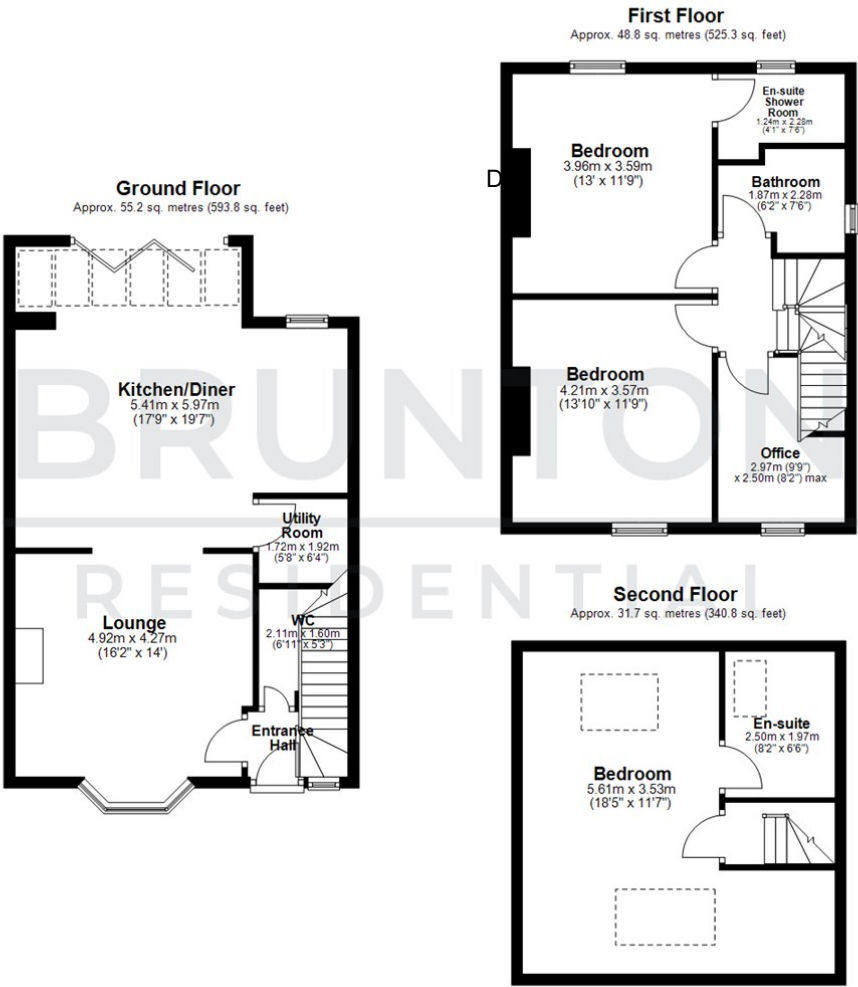
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : D



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

