

# BRUNTON

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## RESIDENTIAL



**TOW HOUSE, HEXHAM, NE47**

Offers In The Region Of £160,000



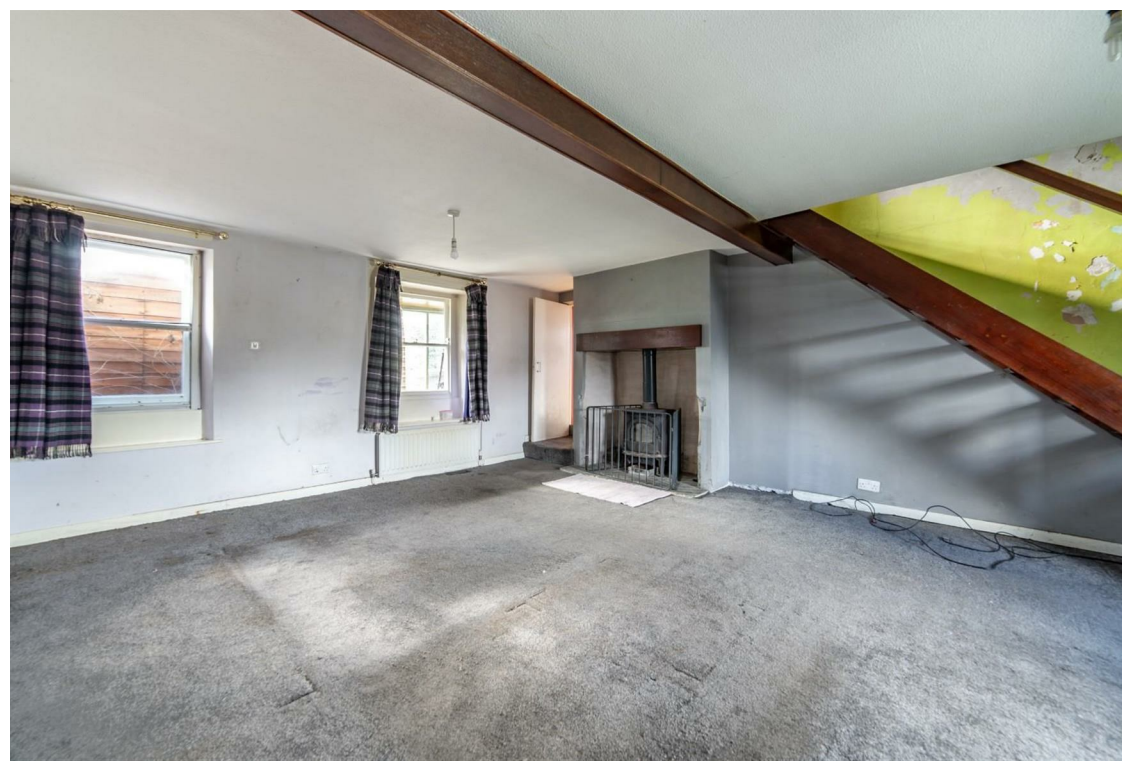
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Brunton Residential is pleased to present this two-bedroom end terrace home, located in the Tow House, Hexham. This property is in need of modernisation.

Tow House is a village located near Bardon Mill, approximately 10 miles west of Hexham in Northumberland, England. Situated close to the north banks of the River South Tyne, it falls within the civil parish of Bardon Mill and Henshaw. The area provides picturesque surroundings while remaining well-connected to local amenities and transport links.



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Upon entering, you are welcomed into an entrance lobby with wood flooring, leading into a kitchen fitted with a range of wall and floor units, wooden worktops, and a Belfast-style sink with a mixer tap. From here, you have access to a generously sized lounge, dual-aspect windows, wooden beams adding character, and an Inglenook fireplace. There is a small conservatory to the rear of the property.

Upstairs, the first floor offers two double bedrooms, one benefiting from a storage unit and another featuring fitted wardrobes. These bedrooms are served by a family bathroom, which includes a bath with an overhead shower, a washbasin, WC, and a storage cupboard.

Externally, the property enjoys lawned areas to both the front and rear, designated as 'village green,' offering a lovely outdoor setting.





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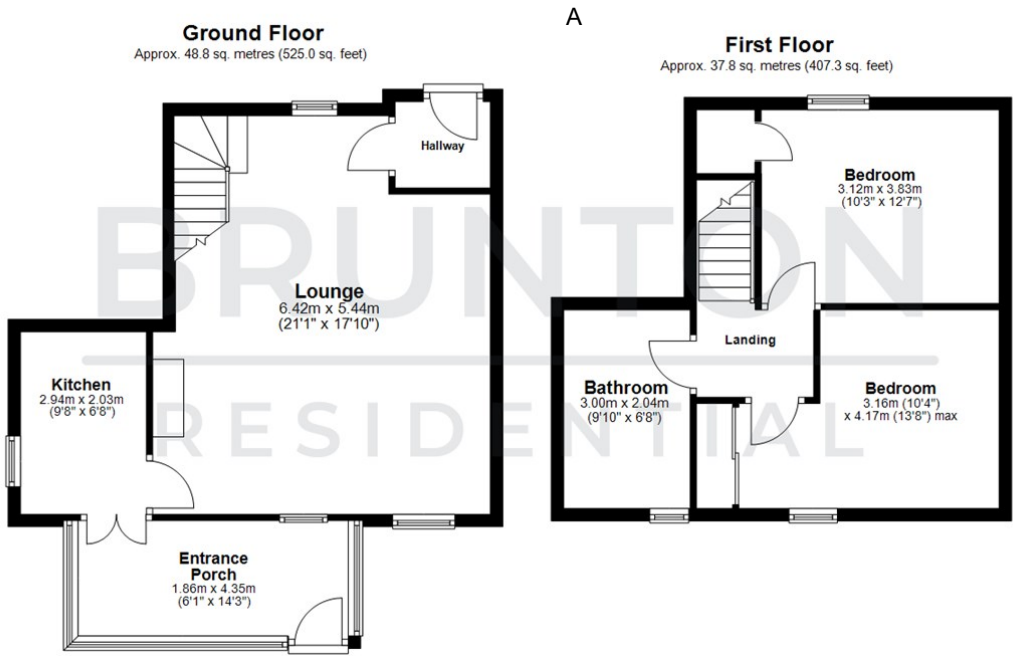
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : A

EPC RATING :



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) <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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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