

BRUNTON

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WHITE CROSS, HEXHAM, NE46

Offers Over £150,000

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A well-positioned two-bedroom semi-detached property located in the heart of Hexham, occupying one of the larger plots within the estate. Its desirable corner position offers generous outdoor space, enhanced by mature planting and shrubs. Offered with no onward chain, the property is ideal for buyers looking for a home with potential, as it is in need of some modernization while retaining lovely character features.

The internal accommodation includes a spacious front-aspect lounge, a good-sized kitchen, a bright and airy conservatory, two bedrooms, and a shower room. The layout is practical and well-proportioned, offering a comfortable living space with scope for improvement.

Hexham itself is a vibrant and historic market town with a wealth of amenities, making it a highly desirable place to live. The town centre, just a short distance away, offers a range of independent shops, supermarkets, cafes, restaurants, and a weekly market held in the historic Market Place. Residents also enjoy access to local parks, a leisure centre, and the renowned Hexham Abbey.

For families, the area is well served by respected schools, including Queen Elizabeth High School and Hexham Middle School.

Transport links are excellent, with regular bus services, a mainline railway station providing direct routes to Newcastle and Carlisle, and the nearby A69 offering easy road access across the region.

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The internal accommodation begins with a front door that opens into a welcoming hallway, featuring stairs leading to the first floor and a convenient under-stairs storage cupboard, perfect for essentials neatly tucked away. At the front of the house, you'll find a spacious lounge highlighted by a charming gas fireplace. This flows seamlessly into a large conservatory at the rear, which floods the space with natural light and offers valuable additional living or dining space, ideal for relaxing or entertaining throughout the year, an external door lead out onto the garden.

Towards the back of the property is a well-proportioned kitchen, fitted with a range of cabinetry and a ceramic sink complemented by a stainless steel mixer tap. There is ample space for appliances, making it a practical area for day-to-day cooking. While functional, the kitchen would benefit from refurbishment, presenting a fantastic opportunity for the new owner to modernize the space and tailor it to their own style and needs.

Upstairs, the first floor comprises two bedrooms and a shower room. The master bedroom is generously sized and benefits from dual-aspect windows facing west and south, bathing the room in natural light and creating a bright, airy atmosphere. The second bedroom is also well-proportioned and includes built-in storage, providing practical space to keep the room tidy and organised. The shower room completes the accommodation with a simple, functional layout.

Externally, the property sits on a larger-than-average corner plot, offering a generous outdoor area mostly lawned with some shrubs. Although there are currently two sheds on the site, these are not included in the sale.



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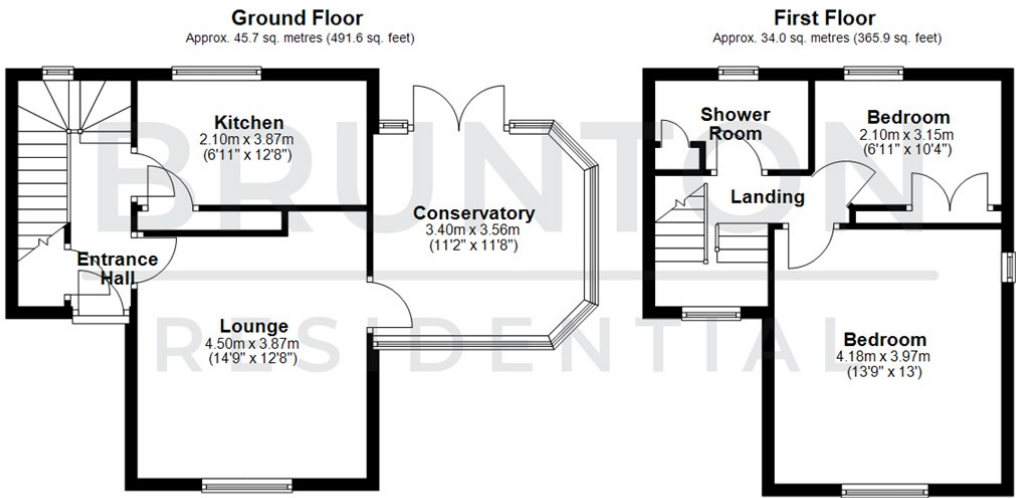
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



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		
	64	76
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		