

BRUNTON

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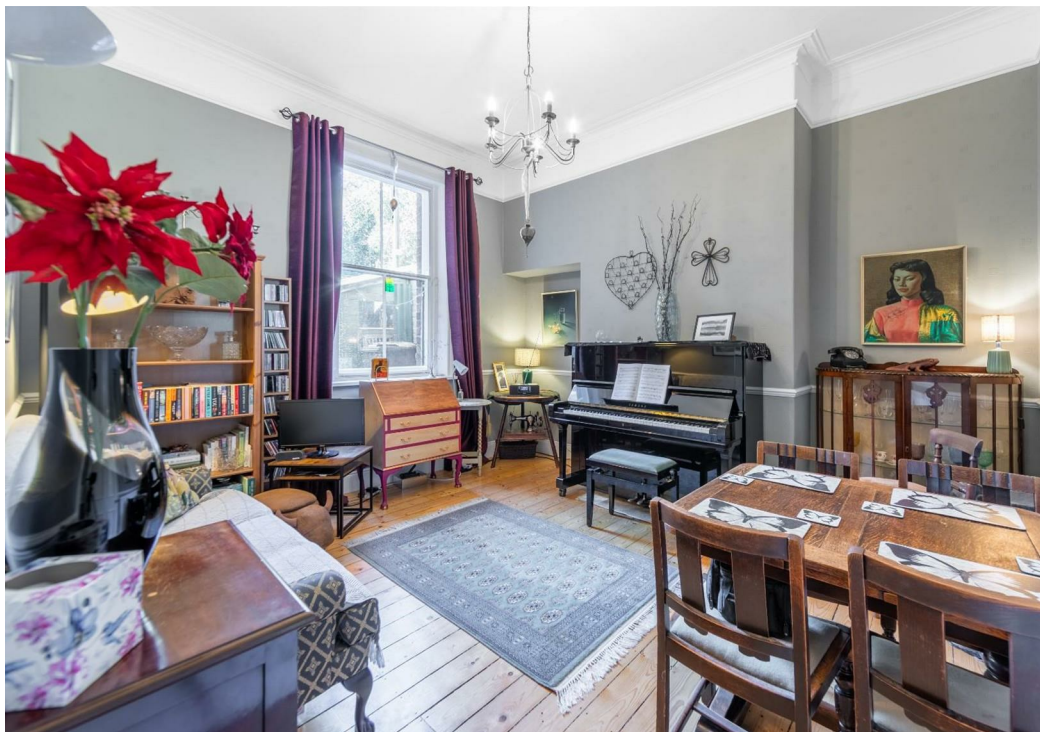
ALEXANDRA TERRACE, HEXHAM

£395,000

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This outstanding brick-built property has been well maintained by its current owners and is located on Alexandra Terrace in Hexham's sought-after west end. Spread across three floors, this versatile property combines family living with charming period features, offering a blend of comfort and character. The property is sure to attract a range of potential buyers.

Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. Residents also enjoy a range of professional services, leisure facilities, a cinema, and a theatre. The historic Abbey lies at the heart of the town, surrounded by other notable buildings.

The surrounding area is perfect for those who enjoy outdoor pursuits, with scenic walking routes, golf courses, sports clubs, and Hexham Racecourse just a short distance away. The nearby village of Corbridge adds to the charm, offering additional shops and local artisan stores, while Matfen Hall and Close House provide excellent leisure facilities. Hexham's excellent transport links also make it easy to reach Newcastle, with all the cultural, recreational, and shopping options the city offers.

For families, Hexham boasts a selection of top-rated schools, including the renowned Sele First School, which has received consistently outstanding Ofsted reports, and Queen Elizabeth High School.

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The internal accommodation begins with an entrance hallway leading to a spacious front reception room, boasting a large bay window, an attractive fireplace and high ceilings, creating a bright and characterful living space. To the rear is a second reception room with a window overlooking the rear courtyard, currently arranged as a dining room, offering excellent flexibility to suit a variety of needs.

The generous kitchen/dining room is situated at the rear of the property and is fitted with a range of wall and base units, with space for appliances and ample space for a dining table. A door provides direct access to the south-facing rear courtyard, making this an ideal space for everyday living and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a further bedroom offering good usable space. The particularly spacious family bathroom is fitted with a bath and a separate shower.

The second floor provides further versatile accommodation, comprising an additional bedroom or reception space with Velux windows, alongside a separate WC and a useful additional area offering potential for a home office or study.

Externally, the property benefits from an elevated front garden, with planted borders and mature shrubs. To the rear is a generous south-facing courtyard, providing a private outdoor space to relax and entertain, complemented by a variety of useful outbuildings offering additional storage and potential for a range of uses.



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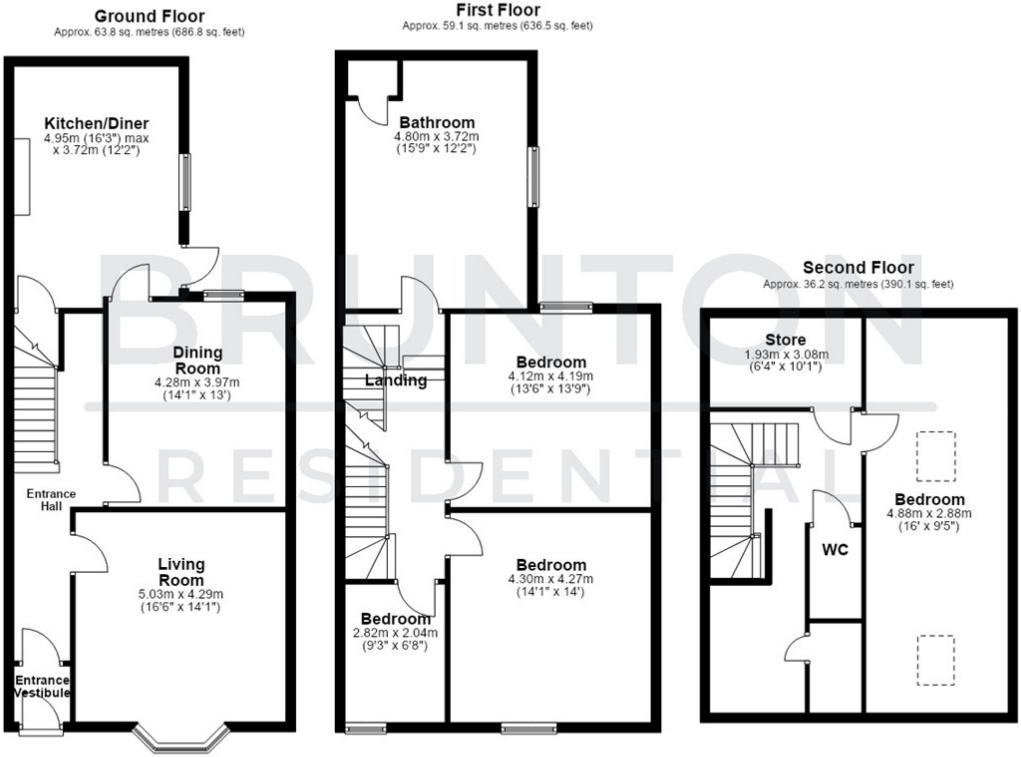
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 159.2 sq. metres (1713.4 sq. feet)



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	