

# BRUNTON

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## RESIDENTIAL



**HALLGATE, HEXHAM, NE46**

**Offers Over £190,000**

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Brunton Residential is pleased to present this two-bedroom terraced property, dating from the 1830s and located on Hallgate in the heart of Hexham. Formerly used as an office, the building has all necessary permissions in place to revert to residential use. The property includes two reception rooms, a kitchen area, a basement, two bedrooms, a WC, a garage, and a yard

Set in the picturesque town of Hexham, the property is surrounded by a rich tapestry of history and culture. Residents will enjoy close proximity to the magnificent 12th-century Hexham Abbey, tranquil parks, and a vibrant market square filled with boutique shops, cosy cafés, and excellent restaurants.

Hexham offers excellent transport connections. Hexham Railway Station provides direct links to Newcastle and Carlisle, ensuring easy access to the rest of the region. For those who prefer to drive, the A69 is nearby, offering quick routes to major road networks.

Hexham is home to a selection of outstanding schools, the town boasts a number of well-regarded primary and secondary schools. There are also a variety of private and independent schools in the surrounding area, offering excellent educational opportunities for children of all ages.

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The internal accommodation briefly comprises: Large front reception room with gas fireplace, alongside a second reception room to the rear. The kitchenette is compact but functional, fitted with a stainless steel sink and giving access to the rear yard. A good-sized cellar sits beneath the property, currently used for storage. The boiler installed in 2012 and most recently serviced this month.

To the first floor, there are two generous double bedrooms, both with built-in storage cupboards. The front bedroom features two sash windows with views over Hexham and the Moot Hall, as well as curled plaster detailing, while the rear bedroom overlooks the back aspect. A separate WC and sink are also provided, with scope to introduce a bath or shower if desired. Two loft spaces offer additional storage.

Externally, to the rear, there is a yard area and a large garage, which could be retained or removed to create a bigger garden or parking space. Beyond this lies an additional piece of land formerly part of the old goose market, which does not formally belong to the property but has potential for use as extra parking.



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TENURE : Freehold

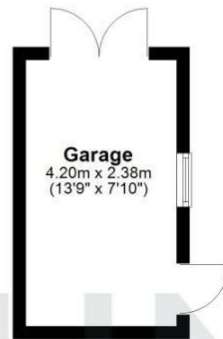
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :

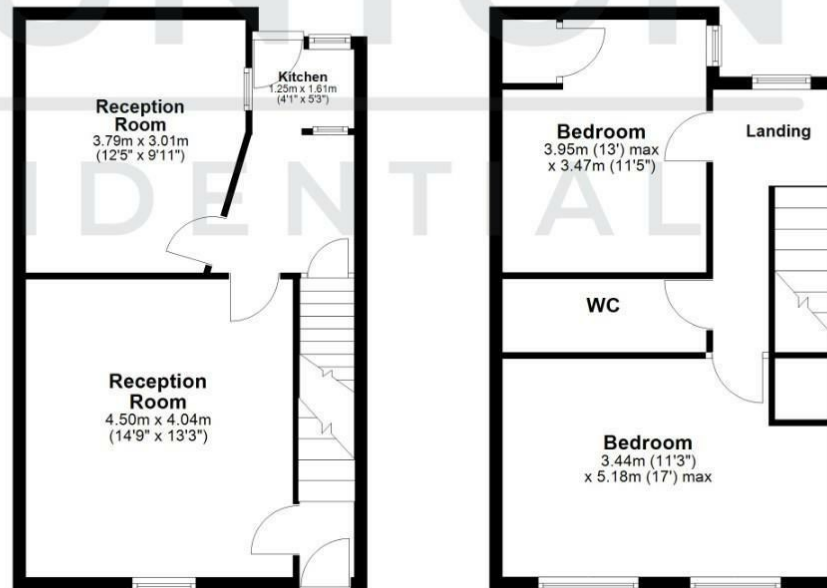
### Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



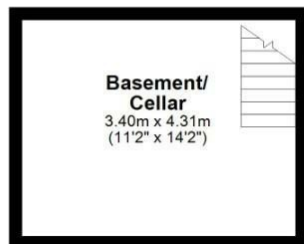
### First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



### Basement

Approx. 14.7 sq. metres (157.7 sq. feet)



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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	