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TYNEDALE TERRACE, HEXHAM, NE46

Offers Over £595,000

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Brunton Residential presents this superb four bedroom period terraced home is ideally situated on the desirable Tynedale Terrace, Hexham. Tynedale Terrace, which is tucked just off Whetstone Bridge Road and Westfield Terrace, is perfectly positioned only a short walk from Hexham Town Centre with its shops, cafés, restaurants, and amenities.

Spread across four floors, this versatile property combines modern updates with charming period features, offering a blend of comfort and character. Recently improved in a sympathetic manner, the property is sure to attract a range of potential buyers.

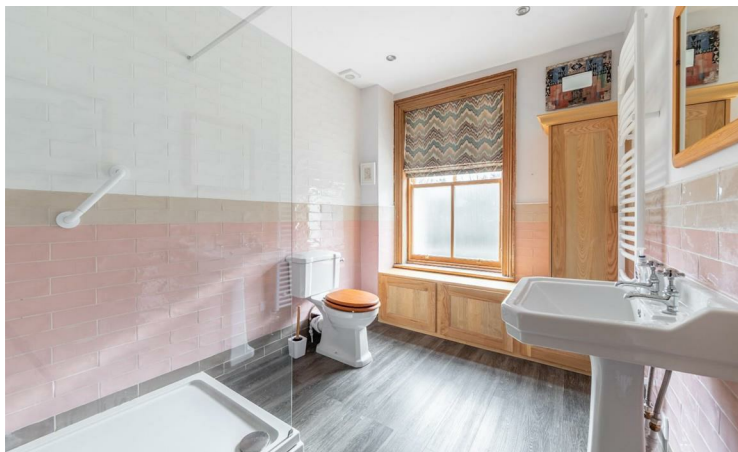
Situated within walking distance of the bustling market town of Hexham, the property is perfectly placed for easy access to an array of amenities. Hexham is known for its vibrant atmosphere, offering everything from supermarkets, independent shops, and local delicatessens to a bimonthly farmers' market. 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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6 Tynedale Terrace has been thoughtfully renovated and redecorated, creating a distinctive home that perfectly balances classic charm with modern living. The renovation has been carried out with care, blending traditional elements with stylish, contemporary finishes and a sophisticated colour palette. The result is a bright, spacious, and flexible living space, equipped with high-quality fixtures and fittings to meet the needs of modern-day living.

The entrance to the property is through a vestibule that leads into the hallway with stairs to both the lower and upper floors. To the left, you'll find a spacious living room featuring an open fire with a tiled hearth and wooden surround, and a wooden bay window. This room also benefits from decorative coving. From here, you step into another reception room, which offers versatility and could be used for a variety of purposes. It features a multi fuel burning stove with fireplace with exposed brick surround, a built-in cupboard, and a window overlooking the rear courtyard. The room also has a ceiling rose and coving. This room could also be purposed as a bedroom, with an additional room is accessed from this reception room on this level that could be used as a walk-in wardrobe, dressing room, or potentially a bathroom, as plumbing is within easy reach below.

On the first floor, there are two double bedrooms, each thoughtfully decorated to highlight the property's period features, including William Morris wallpaper and period coving. The rear bedroom also benefits from newly fitted wardrobes. This floor also boasts a recently refurbished bathroom, which includes a large walk-in rainfall shower, ceramic tiling on the walls, a pedestal sink, WC, heated towel rail, and a small built-in storage cupboard.

The second floor features a large bedroom, originally two separate rooms, which could easily be converted back by adding a partition wall. This light-filled space has four Velux windows and eaves storage. This room is served by an adjacent bathroom, complete with both a bath and a separate shower cubicle, fully tiled walls, a vanity sink, WC, and a heated towel rail. The current owner has thoughtfully considered the lighting in this area, with newly fitted double Velux windows in the landing stairwell to provide additional natural light.

The lower ground floor is home to an excellent family room with an open fireplace, and a door leading to the paved patio area and kitchen. The family room is highly versatile and could serve as a lounge, dining room, or play area. The kitchen is well-equipped with wall and floor units, granite surfaces, and a Belfast sink with a mixer tap. Integrated appliances include an oven, microwave, hob with extractor hood, and a dishwasher. A gas-fired Aga adds a unique touch, and there is a tiled floor and built-in pantry cupboard. The kitchen leads to a spacious utility room with fitted base units, a stainless steel sink and drainer, plumbing for a washing machine, tiled floor, built-in shelved cupboard, and a wall-mounted boiler. There's also a door leading to the rear external. A WC is conveniently located on this level.

Externally, the property offers a south-facing lawned garden with a variety of trees, shrubs, and flower beds, as well as a paved patio seating area. To the rear, there is an enclosed low-maintenance garden with a large paved terrace, formal beds, two outhouses, and a garage/workshop with power and lighting. Gated access leads to the rear lane.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



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	