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HENCOTES COURT, HEXHAM, NE46

£260,000

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Well-proportioned end-terrace townhouse located within Hencotes Court in Hexham, offering accommodation arranged over three floors and ideal for a range of buyers. The property benefits from a practical layout, good natural light and convenient access to the town centre.

The ground floor comprises a spacious entrance hallway with access to the integral garage, a well-equipped utility room with access to the rear, and a ground-floor WC. The first floor features a bright front-facing lounge with a large picture window, alongside a kitchen to the rear enjoying views over the garden. To the second floor are two double bedrooms, both with fitted wardrobes, and a family bathroom with separate bath and shower. Externally, the property benefits from a driveway providing off-street parking, along with an enclosed rear patio area.

Hexham is a vibrant and highly sought-after market town, offering a superb range of amenities. From well-known supermarkets and independent retailers to local delicatessens and a popular bimonthly farmers' market, the town caters to a variety of tastes. Residents also enjoy access to excellent professional services, leisure facilities, a cinema, and a theatre.

The property is ideally positioned within walking distance of several well-regarded schools, including Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School.

Excellent transport links further enhance the appeal, with regular rail services connecting to Newcastle, Carlisle, and the wider Tyne Valley, as well as easy access to the A69 for convenient travel across the region.

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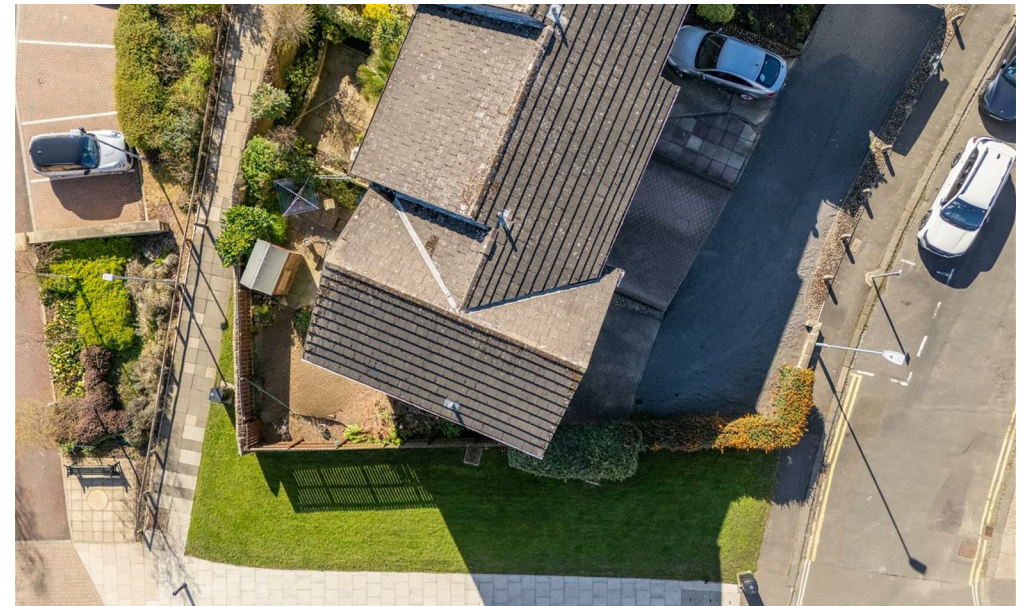
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The property is entered via a spacious entrance hallway, which provides access to the integral garage, utility room, and ground floor WC, as well as stairs leading to the first floor. The utility room is fitted with a generous range of base and wall units, a sink with drainer, plumbing for appliances, and a door opening onto the rear garden. The ground floor WC comprises a low-level WC and hand basin set beneath a frosted window. The integral garage offers excellent space for parking, storage, or use as a workshop.

On the first floor, the kitchen is positioned to the rear, enjoying pleasant views over the garden. It is fitted with a comprehensive range of base and wall units, a stainless steel sink with mixer tap, and a range of integrated appliances, including an oven, gas hob, extractor, and fridge freezer. The front-facing lounge is bright and airy, benefitting from wooden flooring and a large picture window that fills the room with natural light, complemented by an additional side window, creating a dual-aspect space ideal for relaxing.

Stairs rise from the landing to the second floor, where both double bedrooms and the family bathroom are located. Each bedroom features fitted double wardrobes and enjoys either front or rear aspects. The family bathroom comprises a bath, separate shower cubicle, low-level WC, and hand basin. There are also useful storage cupboards located on the landing.

Externally, the property benefits from a driveway providing off-street parking for two vehicles, as well as a garage.. As an end-terrace property, the garden wraps around the side of the home, offering a larger outdoor space than neighbouring properties. To the rear, there is an enclosed patio garden with a shed and a selection of shrubs.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D

