

# BRUNTON

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## RESIDENTIAL



**TYNEDALE TERRACE, HEXHAM**

**£550,000**

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Brunton Residential presents this superb six 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 three floors, this versatile property combines modern updates with charming period features, offering a blend of comfort and character.

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 front door opens into an entrance vestibule, leading through to a welcoming hallway with stairs to the first floor and a convenient under-stairs WC.

The living room features a beautiful bay window to the front elevation, allowing for plenty of natural light, along with a charming feature fireplace housing a wood-burning stove with a wooden mantel. Built-in alcove storage and shelving add both character and practicality, complemented by wooden flooring.

The dining room also benefits from a window to the rear elevation and wooden flooring throughout. It includes a fireplace that is currently blocked but could easily be reinstated, along with additional shelving. A door leads through to the kitchen.

The kitchen is generously sized and fitted with a range of shaker-style wall and base units, finished with high-quality work surfaces and an undermount sink. Integrated appliances include an oven, induction hob, extractor fan, dishwasher, and microwave. A door provides access to the rear yard.

From the hallway, a staircase leads to the first floor. The family bathroom is well-appointed with a large walk-in shower, a separate bath, a wash hand basin set within a vanity unit, and a WC.

There are four bedrooms on the first floor, including two comfortable doubles, with one currently used as a home office and another as a nursery. Stairs continue to the second floor, where there are two additional bedrooms.

At half-landing level, there is a useful additional room with a Velux window, currently used for storage.

Externally, the property benefits from a south-facing front garden, mainly laid to lawn with a patio area, a shed, and a pathway leading to the front door. To the rear, there is a private walled yard with space for one car.



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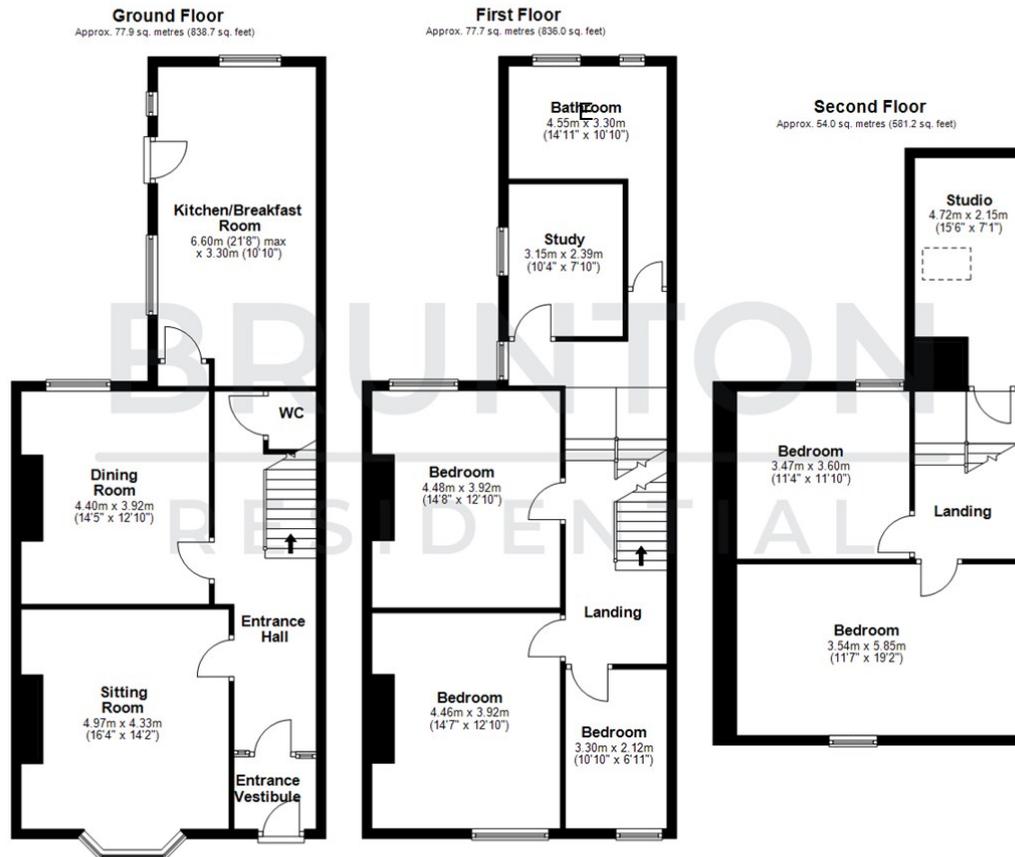
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



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) <b>A</b>			<b>85</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			
		<b>42</b>	
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			
EU Directive 2002/91/EC			