

BRUNTON

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CRANESHAUGH CLOSE,, HEXHAM, NE46

£220,000

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Well presented, two-bedroom semi-detached home situated within the popular residential setting of Craneshaugh Close, offering spacious accommodation, a conservatory, garage and rear garden,

The well-planned layout includes a generous living room leading through to a fitted kitchen with French doors opening into the bright conservatory. Upstairs are two spacious double bedrooms served by a contemporary shower room, while outside the property benefits from driveway parking, a garage and an enclosed low-maintenance rear garden designed for easy outdoor living.

Hexham is one of Northumberland's most desirable market towns, renowned for its historic charm and excellent range of amenities. Residents enjoy a variety of independent shops, supermarkets, cafés, restaurants, leisure facilities, a cinema and theatre, along with the popular twice-monthly farmers' market. The property is well placed for highly regarded schools including Hexham Sele First School, Hexham Middle School and Queen Elizabeth High School. Excellent transport links are available via Hexham railway station, providing services to Newcastle and Carlisle, while the nearby A69 offers straightforward road connections across the region, making this an excellent choice for professionals, families and downsizers alike.

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The internal accommodation comprises: an entrance porch opening into a generously proportioned living room, filled with natural light from a large front-facing window and featuring a decorative fireplace, fitted carpet and stairs leading up to the first floor. A door leads through to the well-appointed kitchen, fitted with a range of cream units, laminate worktops, tiled splashbacks, an integrated oven with gas hob and extractor hood, space for appliances, wood effect flooring and French doors opening into the conservatory.

The conservatory provides an excellent additional reception space with wraparound glazing, fitted carpet and a glazed door opening onto the rear garden, creating a bright and versatile space to enjoy throughout the year. There is also access to the garage.

Stairs lead up to the first floor landing, providing access to two generous double bedrooms and the shower room. The main bedroom benefits from an extensive range of fitted wardrobes, display shelving and a matching dressing table, while the second bedroom is equally spacious with dual aspect windows. Completing the accommodation is a contemporary shower room, thoughtfully enhanced with marble effect wall panels, a walk-in shower with rainfall shower head and handheld attachment, a vanity wash basin, concealed WC, heated towel rail and a frosted window.

Externally, the property offers a low-maintenance front garden with decorative gravel and established planting, together with a driveway leading to the attached garage. The enclosed rear garden provides a low-maintenance outdoor space, featuring an extensive paved patio, planted borders, timber fencing and gated side access, creating an ideal setting for outdoor dining and entertaining.



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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

