BRUNTON

RESIDENTIAL

HENCOTES COURT, HEXHAM, NE46

£260,000

BRUNTON
RESIDENTIAL

BRUNTON
RESIDENTIAL

An excellent and deceptively spacious two/three-bedroom townhouse, ideally positioned within Hencotes Court, just a short walk from Hexham town centre. Offering flexible accommodation across three floors, the property benefits from an integral garage, driveway parking and a private rear courtyard garden, making it an ideal purchase for professionals, first-time buyers, downsizers or those seeking a low-maintenance home in a convenient location.

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. 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, Hexham Middle School and Queen Elizabeth High School.

BRUNTON
RESIDENTIAL

BRUNTON

RESIDENTIAL

The internal accommodation begins with a welcoming entrance hall, featuring a convenient ground-floor WC and a staircase rising to the first floor. To the right is a versatile study, a comfortable reception room overlooking the rear of the property, which could also serve as an additional bedroom if required. The study further benefits from internal access to the integral garage and direct access to the courtyard, enhancing its practicality and flexibility.

The first floor offers a well-appointed kitchen /diner positioned to the rear of the property, fitted with a range of wall and base units providing ample storage and worktop space together with room for a dining table and chairs. To the front is a spacious lounge /dining room, creating an excellent second reception space for everyday living.

The second floor provides two generous double bedrooms, both benefiting from fitted sliding wardrobes. Completing the accommodation is the contemporary family bathroom, comprising a bath with shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed, low-maintenance rear courtyard garden, ideal for outdoor seating and entertaining. To the front, there is driveway parking leading to the integral garage, providing secure parking and useful additional storage.

Central heating and hot water are provided by a gas combination boiler.

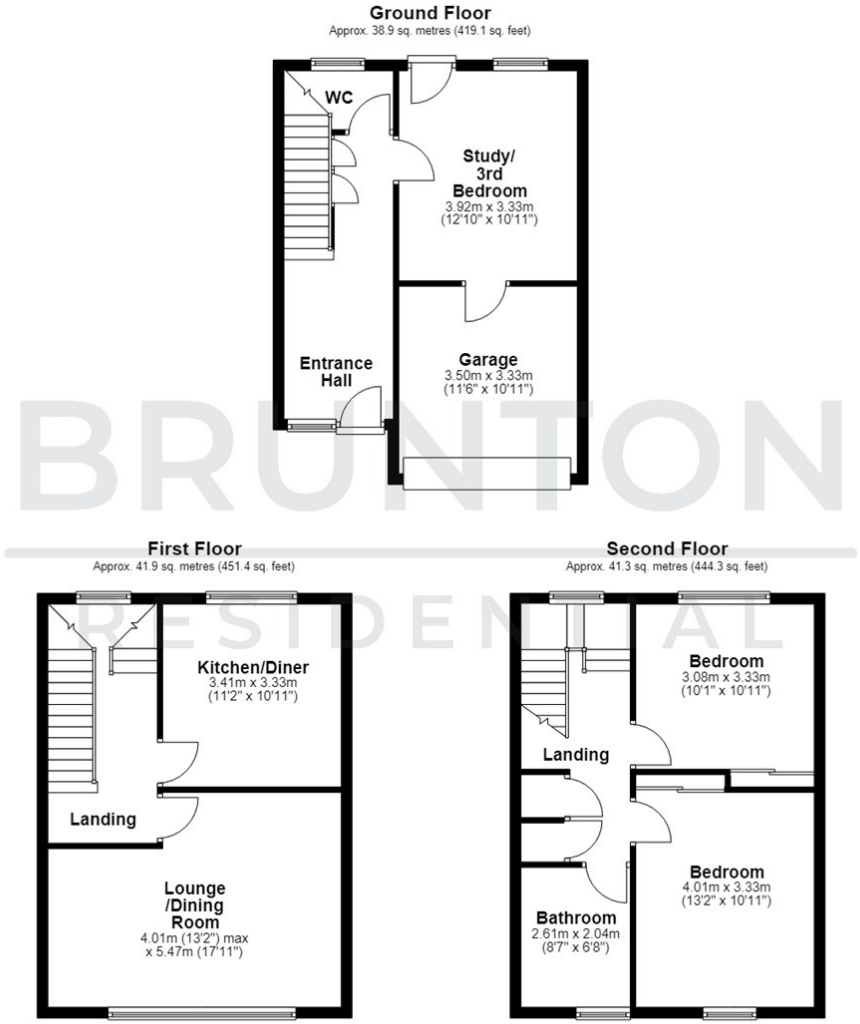
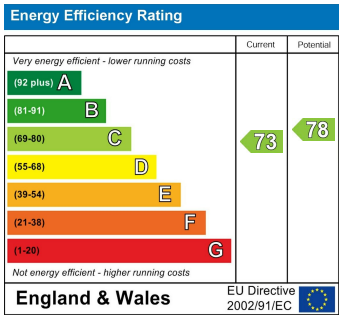
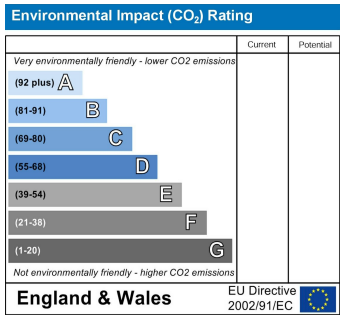
BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 122.2 sq. metres (1314.9 sq. feet)