

# BRUNTON

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## RESIDENTIAL



**LEAZES CRESCENT, HEXHAM, NE46**

Offers Over £325,000

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Charming three-bedroom terraced home located on Leazes Crescent in Hexham, offering a blend of period character and modern updates within a sought-after residential setting. This attractive property is well-suited to a range of buyers, with spacious accommodation and tasteful improvements throughout.

The accommodation comprises an entrance porch leading to a welcoming hallway with original wooden floorboards, a bay-fronted lounge with an inglenook fireplace and wood-burning stove, and a second reception room with a further fireplace overlooking the rear garden. A fully refurbished kitchen with integrated appliances leads to a useful cloak area and utility room. Upstairs, there are two double bedrooms, a single bedroom and a newly fitted family bathroom with both bath and separate shower. Externally, the property benefits from a rear garden typical of this style of home.

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 the outstanding Hexham Sele First School, Hexham Middle School, and Queen Elizabeth High School (QEHS). 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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The accommodation begins with an entrance vestibule leading into a welcoming hallway, where original wooden floorboards immediately add warmth and character. To the left, a generously sized lounge features a bay window and an inglenook fireplace with a wood-burning stove, creating a cosy and inviting living space. Sliding doors connect the lounge to a well-proportioned dining room, which enjoys views over the rear garden and benefits from a second fireplace.

From the dining room, the layout flows into a beautifully refurbished kitchen, thoughtfully designed to maximise the space. It includes a range of integrated appliances such as an oven, microwave, dishwasher, extractor, and fridge freezer, along with a useful pantry. The kitchen also provides access to the outside, as well as a practical cloak area leading through to a rear utility room with a WC.

Upstairs, the first floor offers a newly fitted bathroom comprising both a bath and a separate walk-in shower, a heated towel rail, partially tiled walls, and a storage cupboard. There are two spacious double bedrooms and a third single bedroom, providing flexible living accommodation.

Externally, the property features a rear courtyard garden, typical of this style of home, with space for seating and a storage shed.

Situated in a sought-after residential area, the property has undergone a full refurbishment, including complete rewiring and new plumbing throughout.



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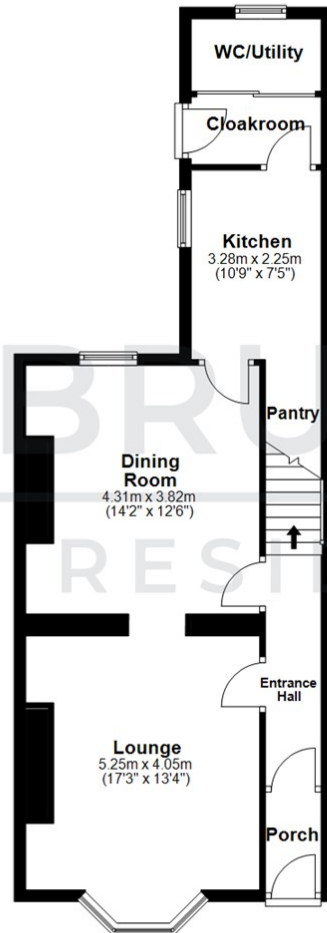
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

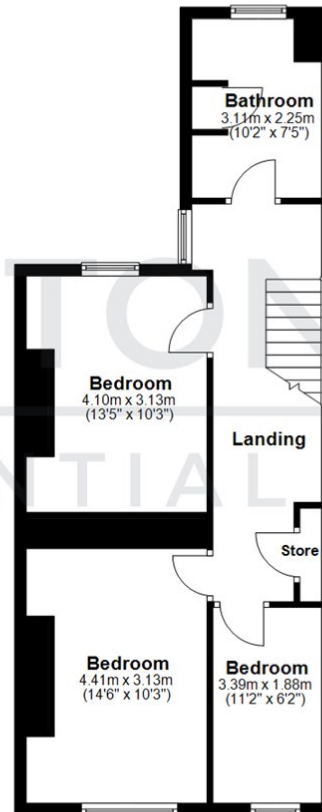
COUNCIL TAX BAND : C

EPC RATING : F

**Ground Floor**  
Approx. 60.0 sq. metres (645.5 sq. feet)

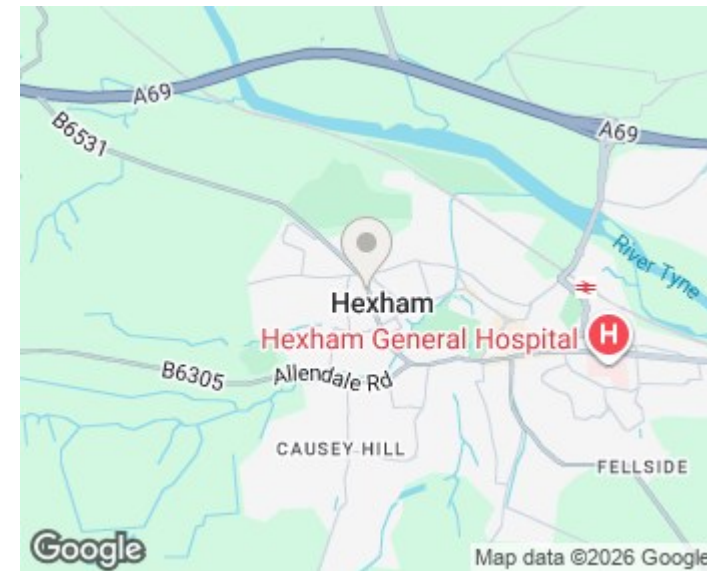


**First Floor**  
Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 116.7 sq. metres (1256.3 sq. feet)

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>	
(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>72</b>
	<b>28</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	