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Beaufront Avenue, Hexham, NE46

Offers in the Region: £260,000

This attractive semi-detached family home occupies an excellent position on Beaufront Avenue in Hexham and offers well-planned accommodation arranged over two floors.

Positioned within one of Hexham's established residential neighbourhoods, Beaufront Avenue enjoys a particularly convenient setting on the eastern side of the town. The area is popular with a broad range of buyers thanks to its quiet residential feel, proximity to well-regarded schools and ease of access to everyday amenities. Hexham town centre, with its attractive market place, independent shops, cafés and leisure facilities, is within easy reach, while excellent road and rail connections provide straightforward links throughout the Tyne Valley, Newcastle and Carlisle.

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Living Room - 3.56m x 3.81m (11'8" x 12'6")

A well-proportioned living room to the front of the property, benefiting from a generous bay window that maximises natural light. The room is centred around a focal fireplace with tiled surround and hearth, and is finished with carpet flooring. It offers a comfortable layout with space for a seating arrangement.



Sitting/Dining Room - 3.56m x 3.53m (11'8" x 11'7")

A versatile room currently arranged as a sitting room, positioned to the rear of the property and benefiting from a glazed external door with garden outlook. The room is centred around a focal fireplace with stone surround and is finished with carpet flooring. It offers a flexible layout suitable for dining or additional reception space.



Downstairs Shower Room - 2.24m x 0.94m (7'4" x 3'1")

A compact shower room fitted with a quadrant shower enclosure, wash basin with vanity unit, and low-level WC. The room has tiled flooring and chrome fittings, providing a practical additional facility on the ground floor.

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Kitchen/Diner - 4.37m x 4.67m (14'4" x 15'4")

A generous kitchen/diner with a fitted range of wall and base units, dark worktops, tiled splashbacks, and a dishwasher. There is space and plumbing for a washing machine, together with space for a fridge/freezer and further appliances. The room provides space for informal dining, benefits from windows with garden outlook and a door giving direct access to the rear garden, and has patterned tiled flooring in the kitchen area. From here there is also access through to a small inner hall leading to the downstairs shower room and storage/garage area.



Inner Hall - 2.26m x 1.09m (7'5" x 3'7")

The inner hall provides access to the downstairs shower room and storage/garage area. A central heating radiator is fitted, and there is an understairs storage cupboard.



Storage (Garage) - 2.26m x 2.16m (7'5" x 7'1")

A storage area created from the original garage space, now of a size more suited to storage than vehicle use. The room has painted brick walls, shelving, and access via external doors. It provides useful additional space for household storage and further appliances.







Landing

A carpeted landing providing access to the bedrooms, bathroom and WC. A central heating radiator is fitted, with the staircase rising from the ground floor entrance hall.

Bedroom One - 3.58m x 3.15m (11'9" x 10'4")

A double bedroom to the front of the property, benefiting from a bay window that maximises natural light. The room is finished with carpet flooring and features a range of fitted wardrobes incorporating a vanity area. It offers a comfortable layout with space for bedroom furniture.

Bedroom Two - 3.58m x 3.15m (11'9" x 10'4")

A double bedroom finished with carpet flooring and benefiting from a double-glazed window. The room features built-in storage cupboards and offers ample space for further free-standing furniture.

Bedroom Three - 4.44m x 2.39m (14'7" x 7'10")

The third bedroom features dual-aspect windows providing natural light from two sides. The room is finished with carpet flooring and has a central heating radiator.



Bedroom Four - 2.36m x 2.26m (7'9" x 7'5")
A single bedroom finished with carpet flooring and benefiting from a double-glazed window. A central heating radiator is fitted. The room offers a flexible layout ideally suited to use as a study or home office.



Bathroom - 1.55m x 2.24m (5'1" x 7'4")
A family bathroom fitted with a panel bath and pedestal wash basin. The room has tiled walls and flooring, a frosted window, an airing cupboard, and a double central heating radiator.

WC
A separate WC with frosted window and tiled flooring, providing a useful additional facility on the first floor.



Council Tax Band - D

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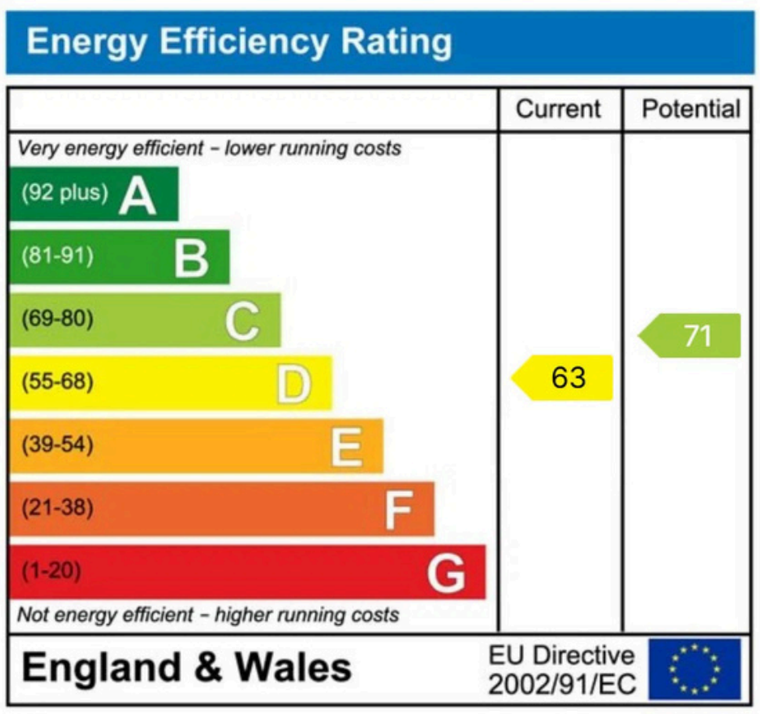

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