

# BRUNTON

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## RESIDENTIAL



**HACKWOOD GLADE, HEXHAM**  
Offers In The Region Of £160,000

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Offered with no forward chain and positioned on the second floor of this highly sought-after development, this light and airy two-bedroom apartment is presented to a high standard throughout.

The well-planned accommodation comprises an entrance hallway with a useful storage cupboard, two good-sized bedrooms, a family bathroom, and a generous lounge with adjoining kitchen, creating a practical and comfortable living space. Further benefits include double glazing, gas-fired central heating, a private parking bay, and additional visitor parking.

Located within Hackwood Glade, a popular residential development in Hexham, the apartment is ideally situated within comfortable walking distance of the town centre, offering easy access to excellent schooling, shops, cafés, restaurants, and a wide range of local amenities.

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The property is accessed via a communal entrance with a secure entry intercom system. Upon entering the apartment, there is a welcoming entrance hall with space for coats and shoes, leading through to a central hallway.

The kitchen is located to the left and is fitted with a modern range of base and wall units, a stainless-steel sink with mixer tap, and integrated appliances including a dishwasher, oven with four-ring gas hob, and fridge/freezer. Additional features include an extractor hood and tiled splashbacks.

The lounge is an excellent size and overlooks the front aspect of the property, providing ample space for both seating and a dining area. A useful storage cupboard is also located off the hallway.

There are two bedrooms, comprising a comfortable double master bedroom and a further good-sized second bedroom. These are served by a family bathroom fitted with a bath and overhead shower, partially tiled walls, pedestal wash basin, and WC.

Externally, the property benefits from an allocated parking space, additional visitor parking, and access to a well-maintained communal green space with seating.



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TENURE : Leasehold

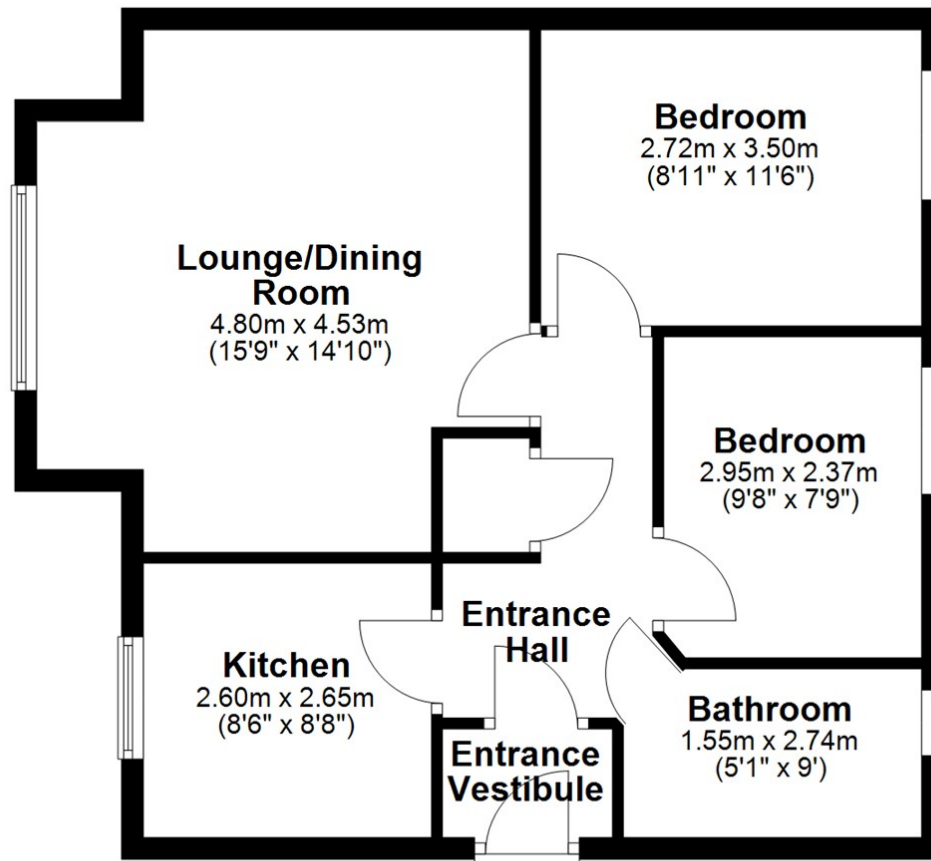
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C

### Ground Floor

Approx. 56.4 sq. metres (607.1 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>		78	79
(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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	