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CARLISLE TERRACE, HEXHAM

Offers Over £300,000

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A wonderful three-bedroom end-terrace home situated on Cairlsie Terrace in Hexham, within one of the town's most desirable residential areas. The property was originally built alongside two neighbouring homes for three brothers, giving it an interesting piece of local history. Offering well-proportioned accommodation and a south-facing courtyard garden, the home is ideally suited to families or buyers seeking a property within walking distance of Hexham's excellent amenities.

The ground floor provides flexible living space, including a spacious lounge overlooking the garden, a newly fitted kitchen diner, and an additional reception room currently used as a large utility room but easily adaptable as a second sitting room, dining room, or home office. Upstairs, the property offers three bedrooms, along with a family bathroom and an ensuite, providing comfortable and practical accommodation.

Hexham is renowned for its vibrant atmosphere, offering a wide range of amenities including supermarkets, independent shops, local delicatessens, and a popular bi-monthly farmers' market. Residents also benefit from a variety of professional services, leisure facilities, a cinema, and a theatre.

For families, the location is particularly appealing, with excellent local schools nearby, including Hexham Sele First School, Hexham Middle School, and the highly regarded Queen Elizabeth High School (QEHS).

Hexham also enjoys excellent transport links, with regular train services to Newcastle, Carlisle, and across the Tyne Valley, as well as quick access to the A69 for convenient travel throughout the region. A bus stop nearby further enhances connectivity, making commuting or exploring the surrounding countryside simple and convenient.

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The formal entrance, featuring a beautiful stained-glass door windows, opens into a spacious hallway. To the left is an spacious reception room currently used as a lounge, complete with a cast-iron fireplace with a marble surround and open fire. Large bay windows overlook the courtyard, filling the room with natural light.

At the rear of the property is a newly refurbished kitchen fitted with modern integrated appliances, including a dishwasher, double oven, hob and extractor fan. The kitchen also benefits from tiled flooring with underfloor heating and a convenient breakfast bar. Beneath the stairs is a useful storage cupboard, and there is a second reception room currently used as a utility room. This versatile space could easily be converted back into an additional reception room if desired. The ground floor is completed by a convenient WC and a rear door leading to a second courtyard.

On the first floor, there are two generously sized double bedrooms and a single bedroom. One of the double bedrooms benefits from an en-suite shower room and a cast-iron fireplace, while the other also features a cast-iron fireplace. There is also a smaller room currently used as a hobby room, which could easily serve as a child's bedroom, office or nursery. In addition, there is a recently fitted family bathroom, complete with both a bath and a large walk-in shower.

Externally, parking is usually available directly outside the property. The home benefits from two south-facing courtyards. The first is a large garden area with hedged and walled boundaries, neatly paved flagstones and well-kept borders. The second is a smaller paved courtyard with potted shrubs. A shed provides additional outdoor storage, and there is also a loft space for further storage.



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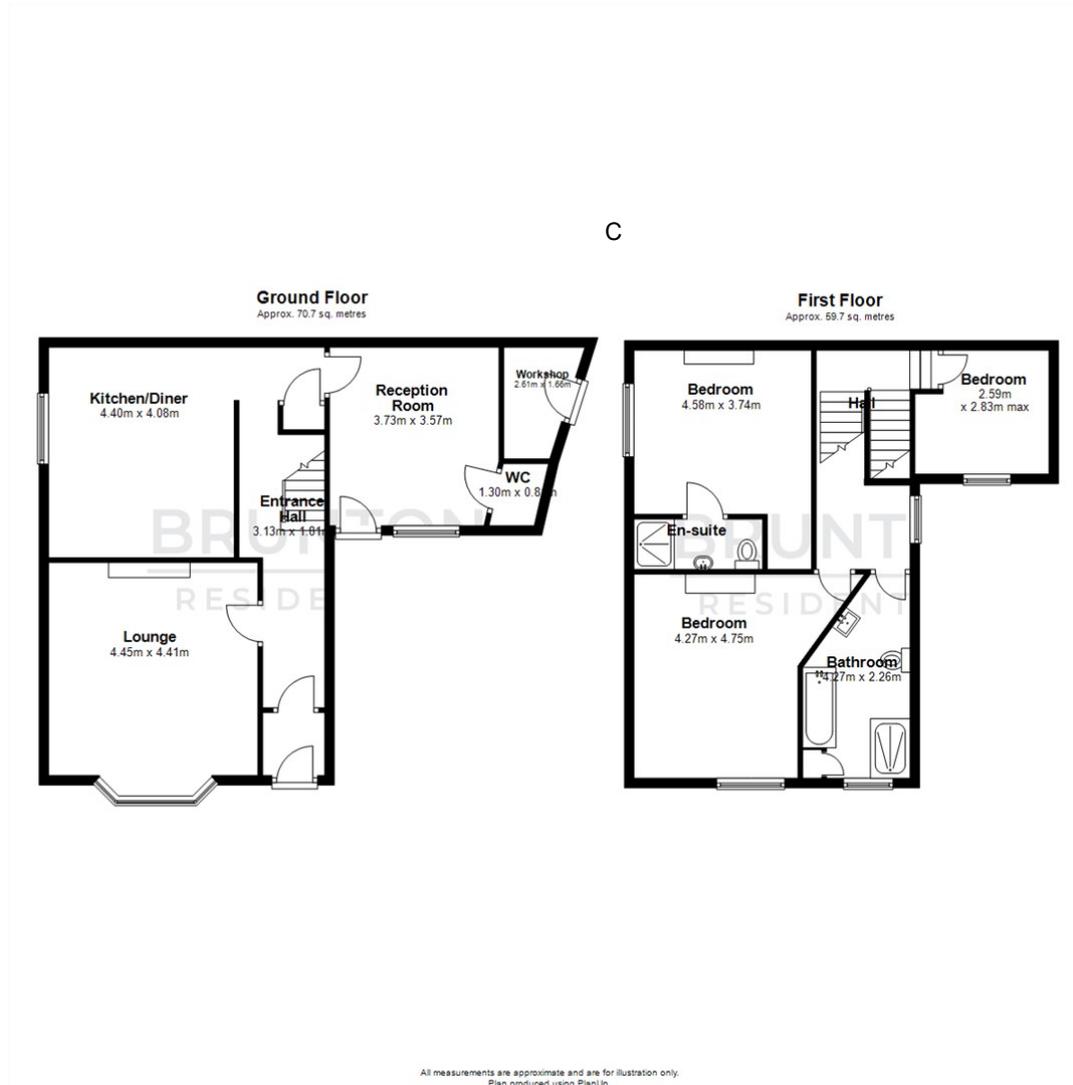
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	