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ALLENDAL ROAD, HEXHAM, NE46

Offers Over £289,000

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Brunton Residential are thrilled to present this stunning and spacious three-bedroom apartment, situated within a converted Victorian stone-built property on Allendale Road, Hexham.

Occupying a prominent position within the sought-after West End of the town, the property forms part of an exclusive development of just five well-proportioned apartments, each enjoying a pleasant outlook. The apartment has been refurbished to a high standard and benefits from good quality fixtures and fittings throughout, combining period character with contemporary living.

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 internal accommodation comprises a spacious entrance hall with a staircase rising to the apartment, creating a welcoming approach to the home. The landing provides access to all principal rooms.

Positioned to the front of the apartment is the generous lounge, featuring an ornate fireplace with tiled hearth and mantle, providing an attractive focal point. This bright and well-proportioned reception room offers excellent natural light and ample space for both living and dining furniture.

Adjacent to the lounge is the contemporary kitchen, fitted with a quality range of wall and base units, granite work surfaces and a selection of integrated appliances, including a fridge freezer, oven, five-ring gas hob with extractor and dishwasher. Further features include a Belfast-style sink, open wine rack, drainer cut into the granite worktops, splashback tiling and granite upstands, creating a practical yet stylish space for everyday living.

The apartment offers three well-proportioned bedrooms, all of which are comfortable doubles. The principal bedroom benefits from a walk in wardrobe and a contemporary en-suite shower room comprising a walk-in shower, wash hand basin and WC.

The second bedroom is a well-proportioned double room featuring two west-facing Velux windows and a part-vaulted ceiling, creating a bright and airy atmosphere. The room enjoys lovely views extending across the rooftops towards the surrounding rolling countryside.

The third double bedroom is currently utilised as a home office, offering a versatile space ideal for modern living. A large Velux window allows an abundance of natural light to fill the room, making it an excellent environment for those working from home or alternatively as an additional bedroom.

Completing the accommodation is the family bathroom, fitted with a bath, separate shower, wash hand basin and WC.

Externally, the property is set within beautifully maintained communal grounds, enjoying a delightful sense of peace and privacy. Generous lawned areas are complemented by gravel pathways and well-stocked planted borders, providing year-round colour and interest. Gated pedestrian access is available directly from the roadside, creating an attractive approach to the property.

Vehicle access is conveniently positioned to the side of the development, leading to a designated parking area where the property benefits from one allocated parking space. Ample visitor parking is also available nearby, ensuring convenience for both homeowners and guests.



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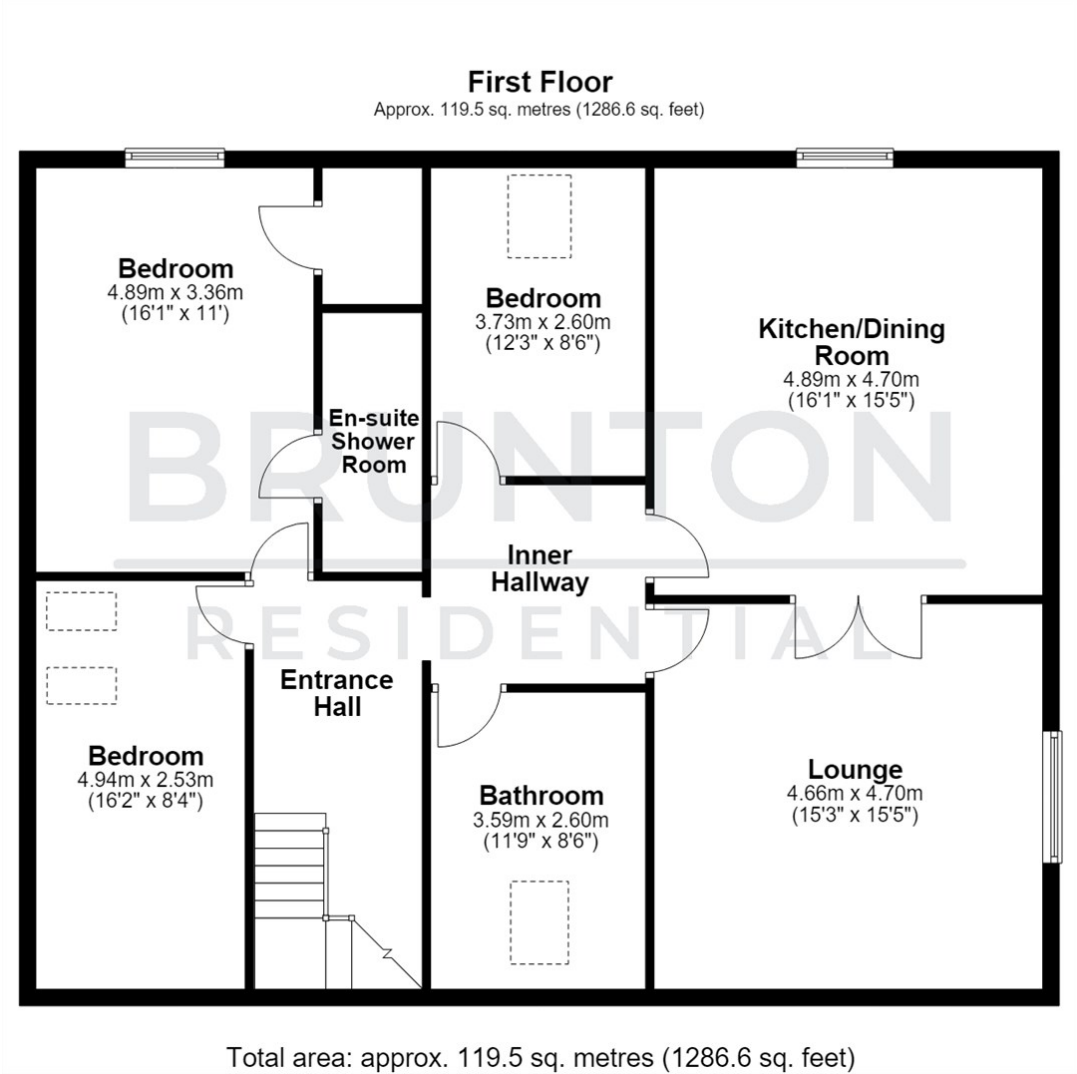
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TENURE : Share of Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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		
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	