

BRUNTON

RESIDENTIAL



MAIN STREET, ACOMB, HEXHAM, NE46

£250,000

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Brunton Residential are delighted to bring to market this stone-built terraced house situated in the sought-after area of Acomb, Hexham. This well-maintained property offers three well-proportioned bedrooms, a generous sitting room, and both front and rear courtyards.

Located on Main Street, the property benefits from easy access to local amenities in Acomb, including shops, schools, and parks, all within walking distance. Acomb is just a short distance from Hexham, with convenient transport links offering quick access to Hexham and the wider Northumberland region.

The property has been thoughtfully renovated by the current owner, and has also had remedial works to resolve a shale issue under the property (this has been professionally remediated and is fully guaranteed).

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Upon entering, you are greeted by a hallway with stairs leading to the first floor. To the right, a spacious sitting room awaits, featuring a charming Inglenook fireplace and a south-facing window that fills the room with natural light. At the rear of the property, you'll find a well-appointed kitchen, complete with a range of wall and floor units, vinyl flooring, and integrated appliances, including an induction hob with extractor hood, a stainless steel bowl-and-a-half sink with a mixer tap, and a door leading to the rear courtyard. There is also a convenient utility room offering space for a fridge/freezer and tumble dryer, plumbing for a washing machine, and additional bench space.

Upstairs, the first-floor landing provides access to three bedrooms—two doubles and one single. The master bedroom benefits from built-in storage. The family bathroom is well-equipped with a low-level WC, a basin, and a bath with an over-bath shower and glass screen. The room features tiled floors and partially tiled walls.

Externally, the property showcases a well-maintained resin courtyard at the front. The rear courtyard is enclosed, with paved flags and gated access, as well as an outdoor store.

This property is tastefully decorated and meticulously maintained to a high standard throughout.



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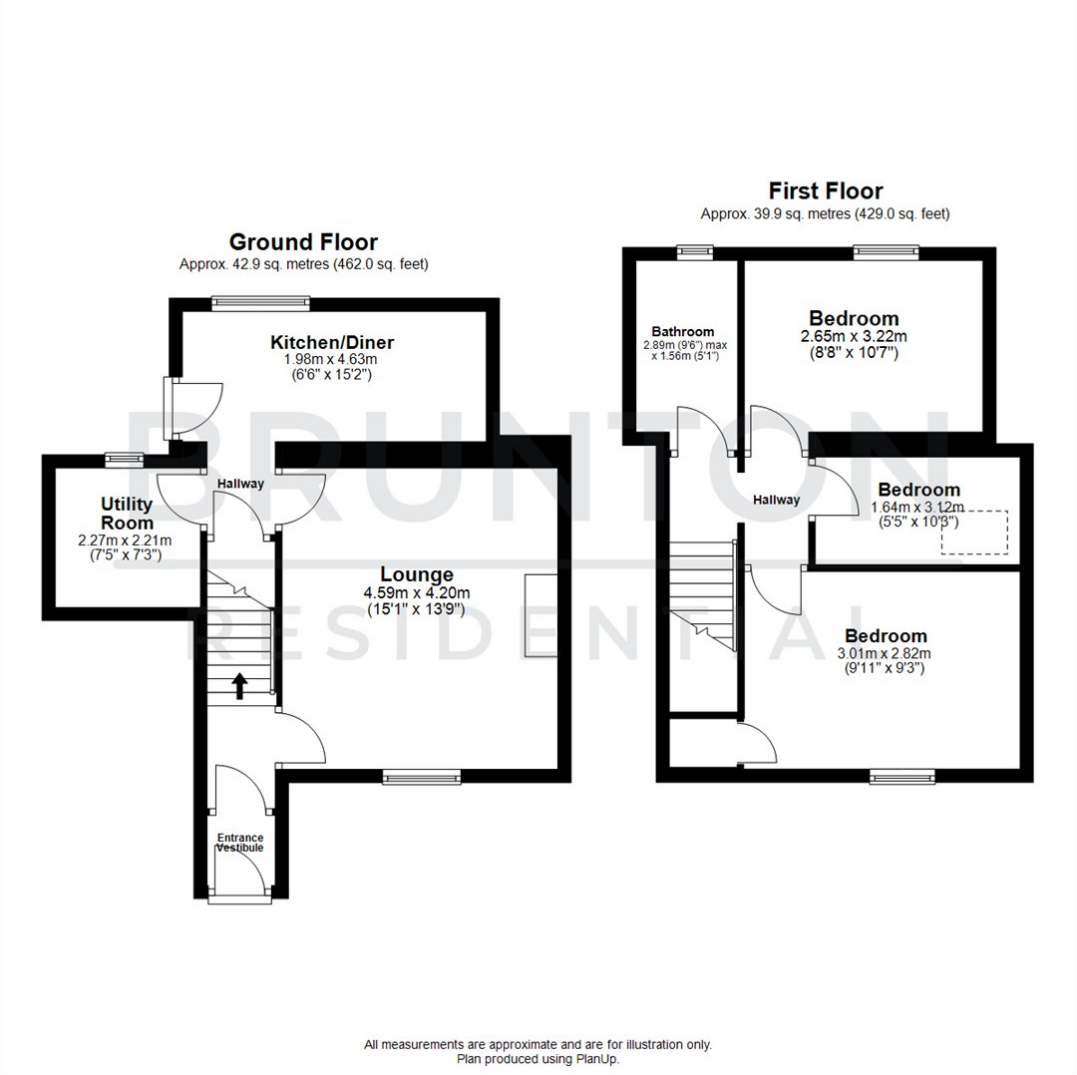
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC