



### 3 bed terraced house to buy in

Portland Terrace, Hexham, Hexham,  
Northumberland, NE46 3DT

**£240,000**

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ End of Terrace House
- ✓ Popular West End Location
- ✓ Extended to the Rear
- ✓ Lounge
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This spacious, end of terrace, stone built, three bedroom family home is situated in the sought-after West End of Hexham conveniently situated for Hexham Town Centre. The property has been extended to the rear on both storeys and has a secluded rear garden.

The property is offered with the benefits of gas-fired central heating and double glazing and the accommodation comprises: Entrance Vestibule, Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Garden to the Rear.

Portland Terrace is a terrace of houses along Westbourne Grove and the house is situated on the corner of Shaftoe Crescent, in the West End of Hexham. Hexham was recently named as the Happiest Place To Live in the UK and is well served with shops, schools, leisure facilities, health centres and a hospital. It lies just off the A69 main trunk road and has a mainline rail station and regular bus routes to all points between Carlisle and Newcastle.

An early viewing is highly recommended to fully appreciate the size and location of this end-of-terrace family home. Please call our Hexham team or email [hexham@pattinson.co.uk](mailto:hexham@pattinson.co.uk) for further information and your appointment to view.

Council Tax Band: B

Tenure: Freehold

Price: £240,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Vestibule

Wooden front door, fanlight above, dado rail.

---

## Entrance Hall

Attractively glazed door to the entrance vestibule with fanlight above, radiator, staircase to the first floor.



## Lounge

3.55m x 3.53m (11'7" x 11'6")

Double glazed windows to the front, radiator, coving, fireplace with inset gas fire, timber framed and glazed double doors opening to the dining room.



## Dining Room

3.52m x 3.38m (11'6" x 11'1")

French door to the garden, radiator, alcove cupboards, door to the kitchen.

---

## Kitchen

3.27m x 2.19m (10'8" x 7'2")

Double glazed window to the rear, radiator, range of fitted wall and base units, single drainer stainless steel sink unit with one and a half bowls and mixer taps, tiled surrounds, built-in oven, ceramic hob, pantry, double glazed window to the rear.



## First Floor Landing

Double glazed window to the side, mezzanine leading to the bathroom/wc, hatch to the loft.



## Bathroom/WC

3.12m x 2.17m (10'2" x 7'1")

Double glazed window to the rear, radiator, panelled bath, shower cubicle, pedestal wash hand basin, airing cupboard, low level wc.



## Bedroom 2

2.98m x 2.95m (9'9" x 9'8")

Double glazed window to the rear, radiator.



## Bedroom 1

3.84m x 3.13m (12'7" x 10'3")

Double glazed window to the front, radiator.



## Bedroom 3

3.02m x 1.74m (9'10" x 5'8")

Double glazed window to the front, radiator.



## External

The property has a small front garden with shallow steps leading to the front door. There is an enclosed garden to the rear, which is a bit of a sun trap. The garden is paved and gravelled, with well stocked, low raised beds. There is a wooden door to the road.

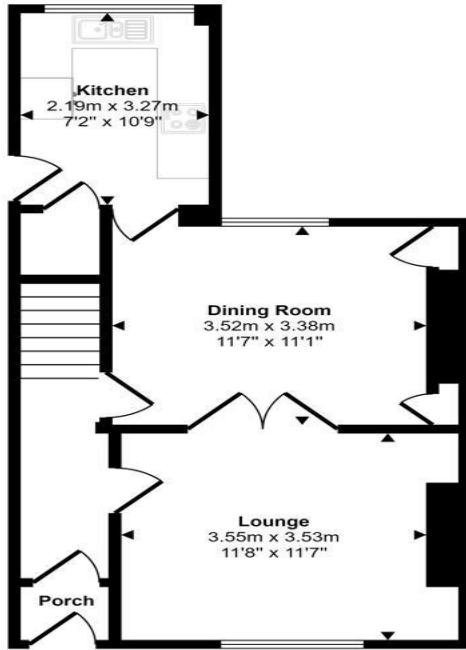


## Information

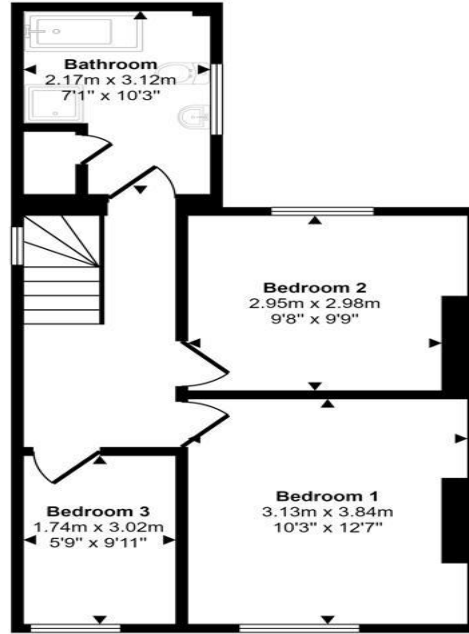
The property falls within Northumberland County Council Tax Band B as from April 2022



Approx Gross Internal Area  
87 sq m / 938 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft



First Floor  
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Portland Terrace, Hexham, Hexham, Northumberland, NE46 3DT

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

