



# 15 Aydon Grove

Corbridge



SANDERSON  
YOUNG



## 15 Aydon Grove Corbridge, NE45 5DZ

Stylish & Extended Semi Detached Family Home, Boasting an Open Plan Lounge and Diner, Impressive & Extended Kitchen, Four Bedrooms, Contemporary Family Bathroom and Separate Shower Room, Delightful South East Facing Rear Garden and Off Street Parking for Two Vehicles!

This excellent, extended four bedroom, semi detached family home, is ideally located to the east backing side of Aydon Grove, Corbridge. Located just off from Aydon Road, Aydon Grove is perfectly placed to provide easy access to the market town of Corbridge with its shops, cafes and restaurants, as well as nearby Corbridge Station with regular links to Newcastle City Centre and nearby Hexham. Corbridge is an extremely popular and historic village within the Tyne Valley and is a great location to explore Hadrian's Wall and the roman town of Coria, as well as offering an abundance of walks and beautiful countryside.

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### Price Guide:

Offers in the Region Of £350,000

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The internal accommodation comprises: Lobby | Entrance hall with staircase to the first floor | Ground floor shower room/WC | Open plan lounge and dining/family room with walk in bay and log burning stove | Double doors lead through to a garden room overlooking the rear gardens | L-shaped kitchen offering modern cabinetry with wooden worktops, breakfast bar and integrated appliances.

The stairs then lead to the first floor split level landing and onto four bedrooms | Bedroom one is a large double with walk in bay window | Bedroom two is a further good size double with views of the rear gardens | Bedroom three is situated to the rear with separate study/dressing area | Bedroom four is a ¾ room to the front | Contemporary family bathroom with three piece suite | Access to the attic space with good head height offering further potential to extend.

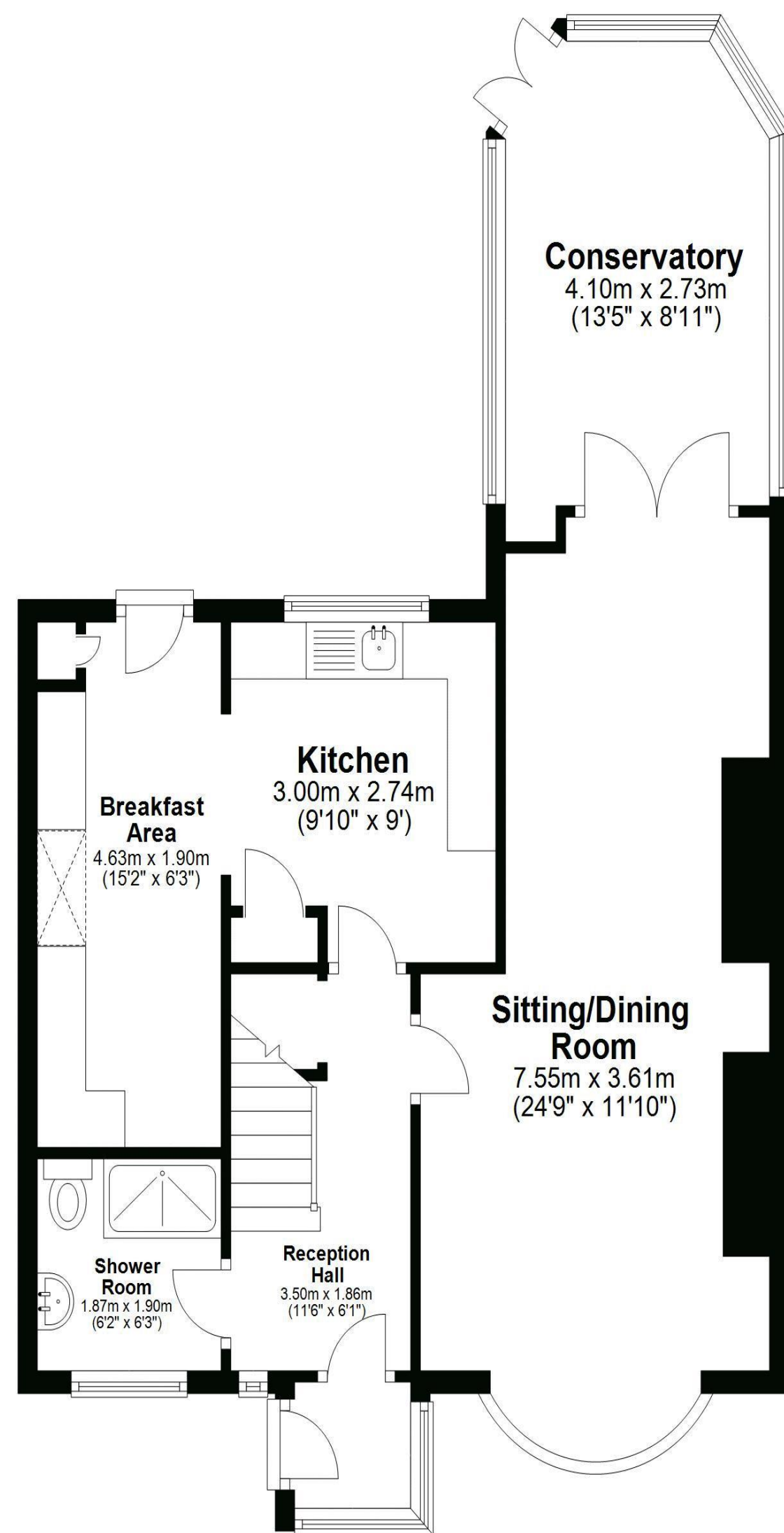


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## Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



**Conservatory**  
4.10m x 2.73m  
(13'5" x 8'11")

**Breakfast Area**  
4.63m x 1.90m  
(15'2" x 6'3")

**Kitchen**  
3.00m x 2.74m  
(9'10" x 9')

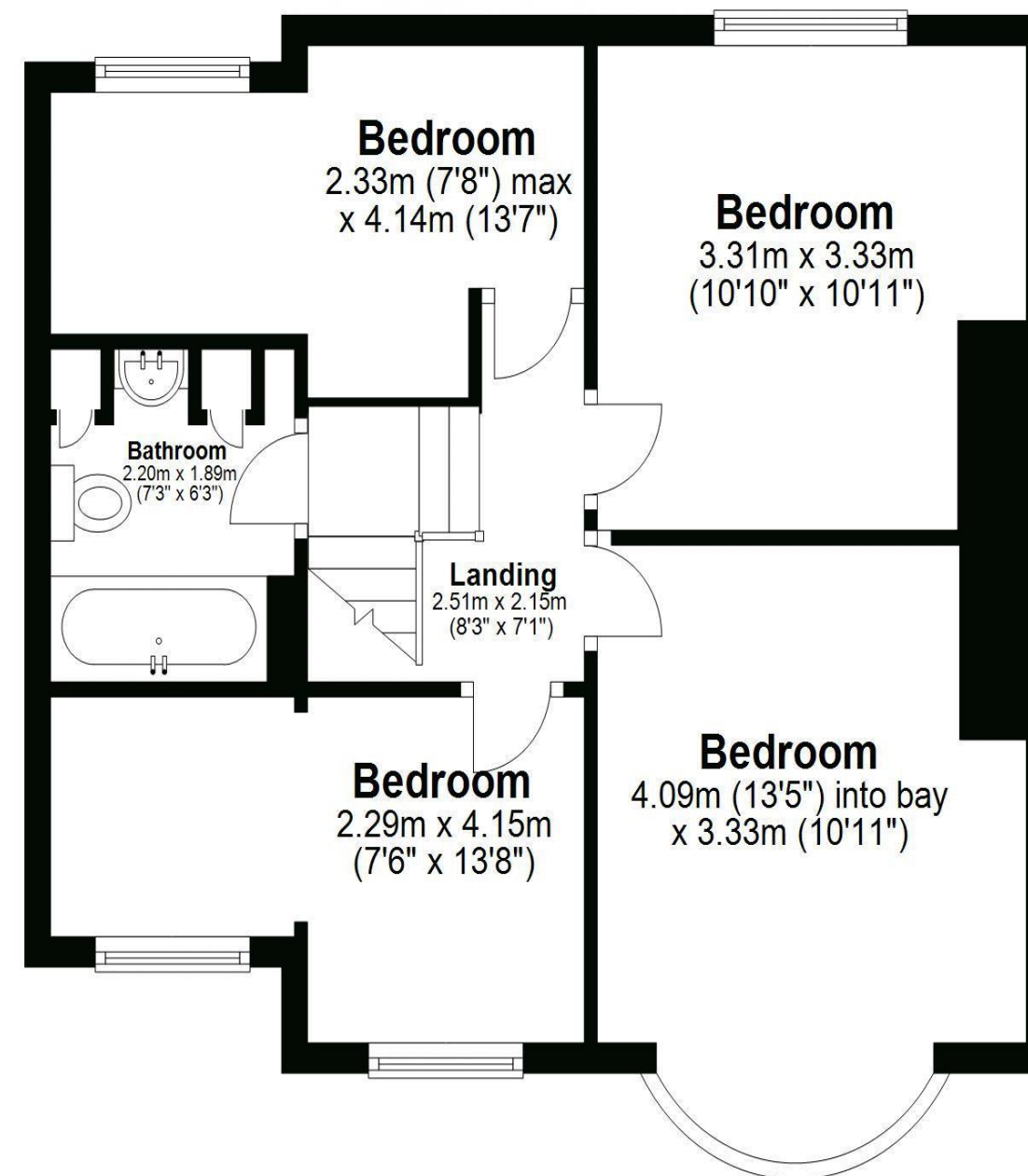
**Sitting/Dining Room**  
7.55m x 3.61m  
(24'9" x 11'10")

**Shower Room**  
1.87m x 1.90m  
(6'2" x 6'3")

**Reception Hall**  
3.50m x 1.86m  
(11'6" x 6'1")

## First Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



**Bedroom**  
2.33m (7'8") max  
x 4.14m (13'7")

**Bedroom**  
3.31m x 3.33m  
(10'10" x 10'11")

**Bathroom**  
2.20m x 1.89m  
(7'3" x 6'3")

**Landing**  
2.51m x 2.15m  
(8'3" x 7'1")

**Bedroom**  
2.29m x 4.15m  
(7'6" x 13'8")

**Bedroom**  
4.09m (13'5") into bay  
x 3.33m (10'11")

Total area: approx. 114.1 sq. metres (1227.6 sq. feet)

**15 Aydon Grove, -**



Externally, the property benefits from a block paved driveway for off street parking for two vehicles | The delightful south east facing rear gardens have been landscaped and offer a lovely paved seating and entertaining area | The gardens are laid predominantly to lawn with mature and well stocked borders offering a great degree of privacy.

Well presented throughout, with gas 'Combi' central heating and double glazed windows, this excellent, extended semi-detached family home simply demands an early inspection!

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Band C | Energy Performance Certificate: Rating D

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