

BRUNTON

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NORTH BANK, HAYDON BRIDGE, NE47

Asking Price £325,000

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THREE BEDROOM | SEMI-DETACHED FAMILY HOME | GREAT LOCATION WITH OPEN ASPECT VIEWS

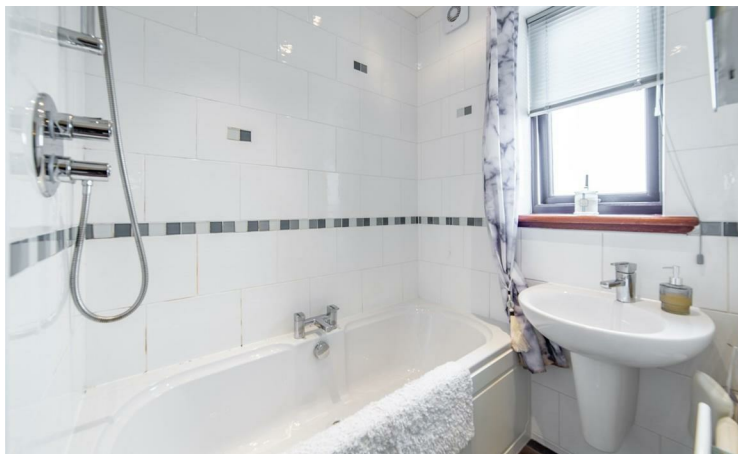
Brunton Residential are delighted to offer for sale this 1930's semi-detached family home which is ideally located in the sought-after North Bank area of Haydon Bridge, Hexham. The property includes three reception rooms, three bedrooms, a detached garage, and a large lawned garden, providing plenty of space for family living.

Located in the picturesque Tyne Valley, Haydon Bridge offers stunning surroundings, including the North Pennines and the River Tyne, which are perfect for outdoor enthusiasts. The village also provides essential amenities such as shops, several public houses, a post office, and highly regarded schools.

With excellent transport links via the train station to Hexham, Newcastle, and Carlisle, plus easy access to the A69, the location is highly convenient. The nearby market town of Hexham also provides a wider range of shopping, dining, and leisure options and also with outstanding local schooling.

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The property comprises of a hallway that leads to a bright and spacious lounge on the left, featuring a large bay window and a fireplace as focal points. Double doors connect to the lounge to a generously sized dining room, which is placed to the rear with an additional fireplace.

The kitchen, which is located at the rear, includes built-in appliances and a practical layout, with direct access to a utility room. Adjacent to the kitchen is a further snug, which was extended by the current owner, with dual-aspect windows, and is suitable as a home office, playroom, or extra sitting area. French doors from the snug open directly out onto the terrace and gardens.

Upstairs, there are two large bedrooms, each with fitted wardrobes, and a smaller third bedroom. The family bathroom serves this floor, complemented by a separate WC for added convenience.

Outside, the property benefits from scenic, open aspect countryside views. The front includes a driveway, gravelled and paved areas, and shrubs, while the side features a spacious garden. A detached garage provides secure parking and additional storage.



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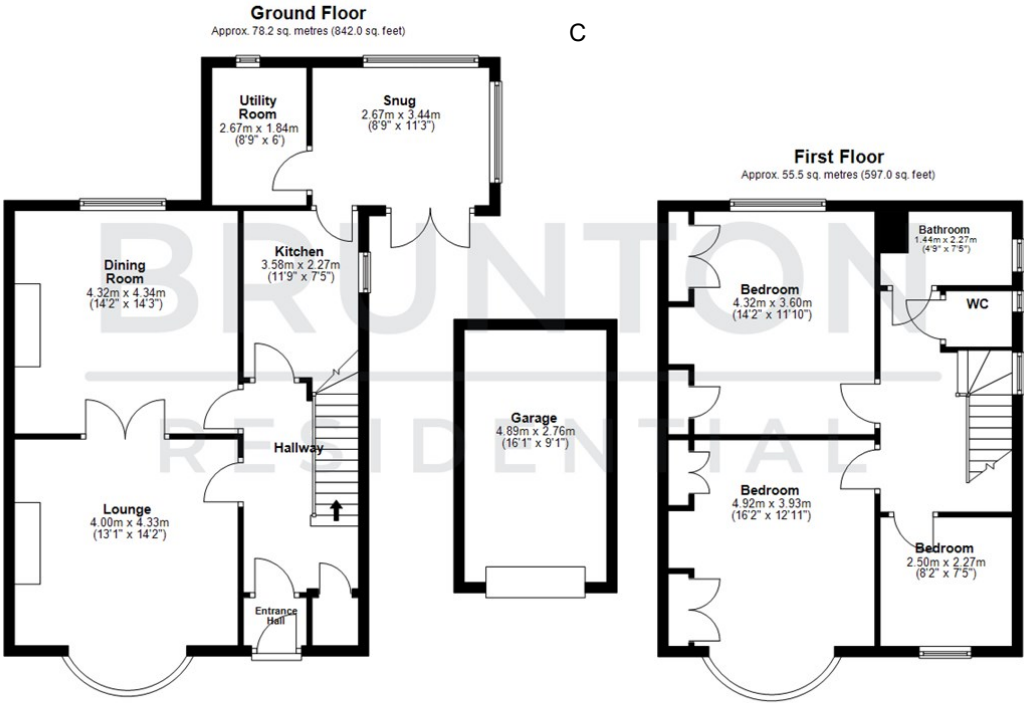
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 133.7 sq. metres (1439.0 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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		
	58	76
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		