

# BRUNTON

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## RESIDENTIAL



**TEMPLE HOUSES, HAYDON BRIDGE NE47**

Offers In The Region Of £80,000



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### Investment Opportunity – Full Renovation Required

Brunton Residential is delighted to present this bungalow situated on Temple Houses in Haydon Bridge, offering a rare opportunity in a highly sought-after location. The property, while now in need of complete refurbishment and modernisation, holds immense potential. It presents a fantastic chance for buyers to create a home tailored entirely to their own tastes and specifications.

Nestled in the picturesque Tyne Valley, Haydon Bridge is surrounded by breathtaking views of the North Pennines and the River Tyne, making it an ideal location for outdoor enthusiasts. The village boasts a range of essential amenities, including local shops, pubs, a post office, and highly regarded schools.

Haydon Bridge also offers excellent transport links, with a train station providing services to Hexham, Newcastle, and Carlisle, while the A69 is easily accessible for those commuting by car. The nearby market town of Hexham offers even more shopping, dining, and leisure options, alongside outstanding schools, making this location perfect for families.



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### Investment Opportunity – Full Renovation Required

This property presents a blank canvas for investors or developers. Stripped back to the bare structure, it currently has no flooring or bathroom and is not mortgageable in its current state. Ideal for cash buyers looking for a full refurbishment project with potential. Viewings by appointment only.





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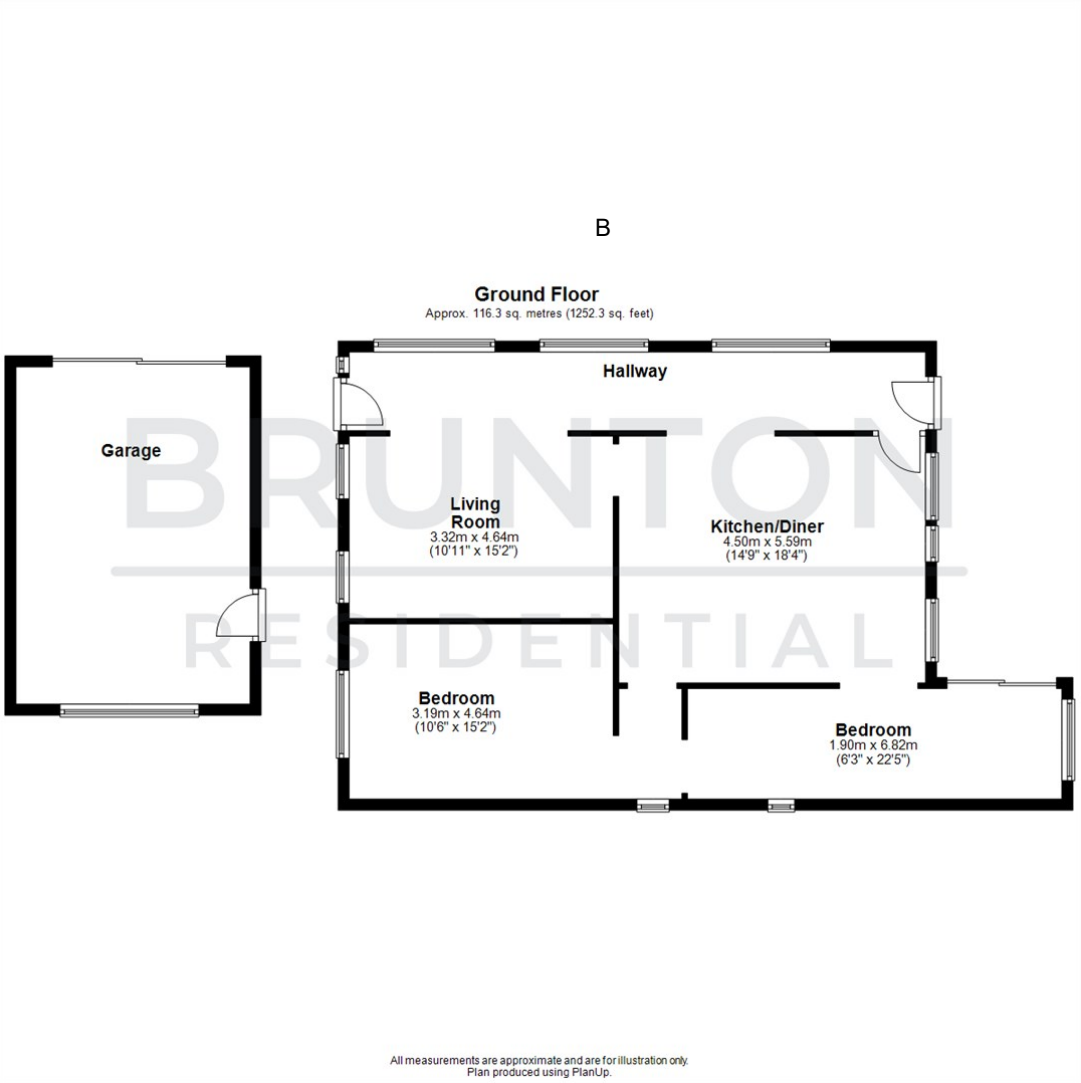
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	