



INNERHAUGH MEWS, HAYDON BRIDGE, HEXHAM

Offers In The Region Of £220,000

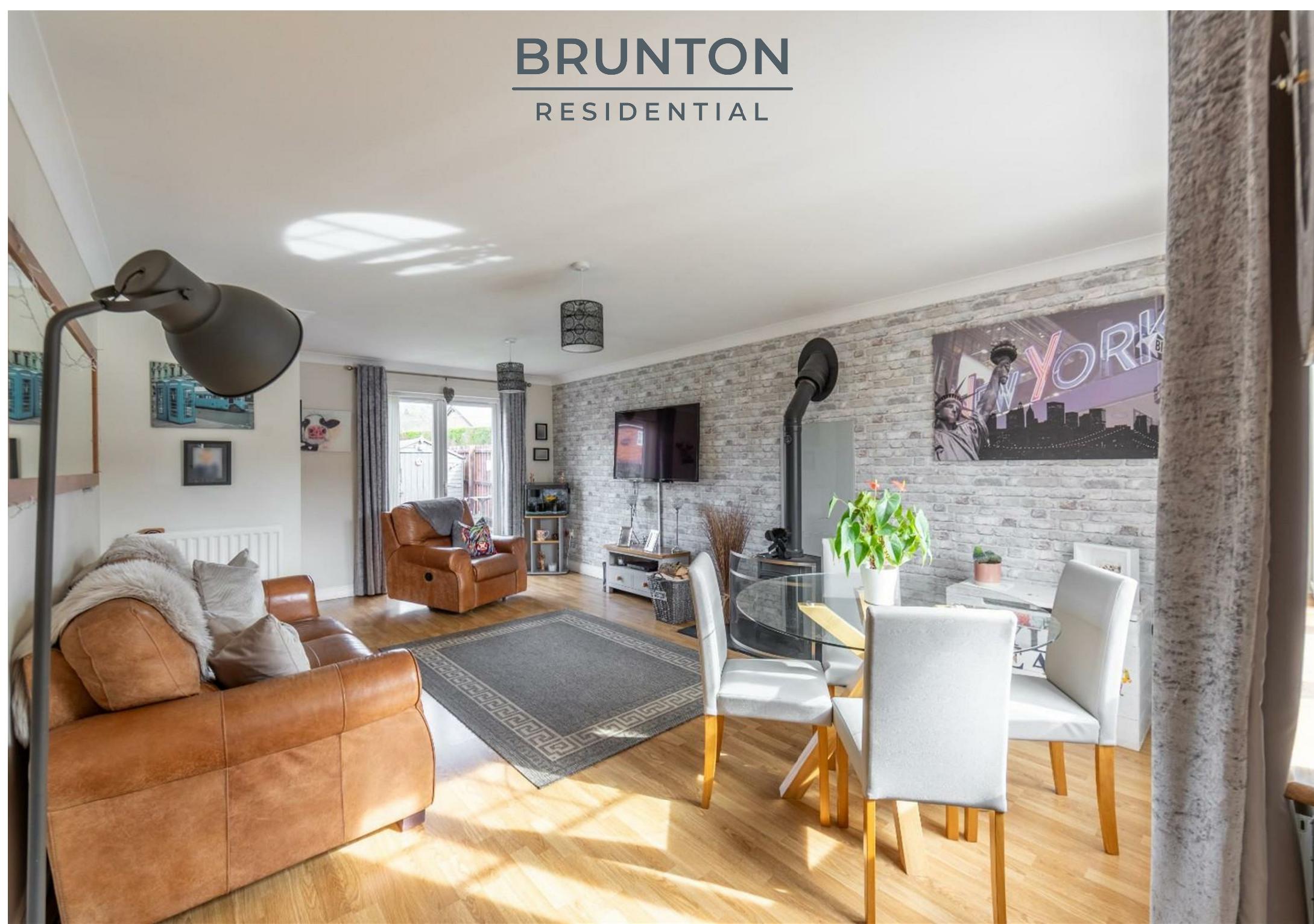
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THREE BEDROOM - DESIRABLE LOCATION - SEMI DETACHED

Brunton Residential is pleased to present this fantastic three-bedroom semi-detached property, situated on the highly sought-after Innerhaugh Mews estate in Haydon Bridge. Innerhaugh is one of the most popular developments in Haydon Bridge.

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.

The property is presently held on a leasehold basis, however, the owner is finalising the purchase of the freehold. Upon completion of a sale, the property will be freehold.

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Upon entering the property, you're greeted by a spacious entrance porch that leads into a beautifully appointed kitchen and lounge. The kitchen is a modern space fitted with a range of stylish wall and floor units, sleek countertops, integrated appliances, and a stainless steel sink with a mixer tap. A convenient external door provides direct access to the garage.

The lounge is a generous size featuring wood-effect flooring, a multi-fuel burning stove and dual aspect windows, double doors that open out onto the rear garden, filling the space with natural light.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom boasts its own en-suite shower room, while another benefits from a built-in storage unit. Additional storage is available on the landing. The remaining bedrooms share a contemporary family bathroom, complete with ceramic tiled flooring, a Velux window, a bath with overhead shower, washbasin, and WC.

Outside, the rear garden is beautifully maintained, featuring a lush, well-kept lawn, a spacious decking area—perfect for outdoor entertaining—and a handy garden shed for extra storage.



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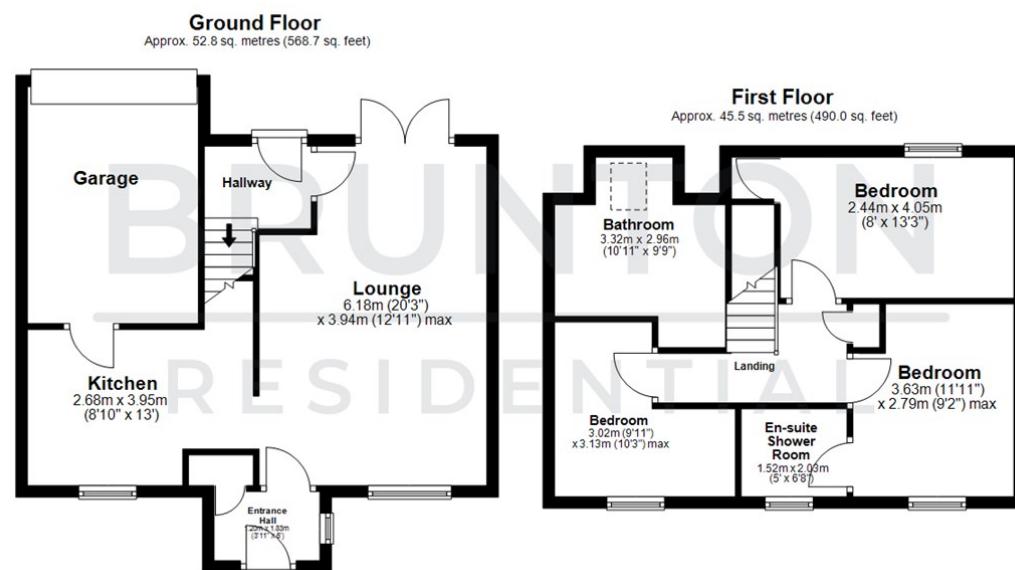
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : B

EPC RATING : D



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		
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		
(21-38) F		
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