



**33 Aydon Gardens,**  
Corbridge, Northumberland, NE45 5DX

youngsRPS 

# 33 Aydon Gardens Corbridge Northumberland NE45 5DX

A well presented four bedroom semi-detached property with driveway parking, garage and rear garden, ideally located within the desirable village of Corbridge.

- Four bedrooms
- Bathroom and en-suite shower room
- Well presented and spacious accommodation
- Rear garden
- Integral garage with driveway parking
- Desirable village location
- No onward chain
- Energy efficiency rating TBC

**youngsRPS** 

01434 608980





### DESCRIPTION

A well-presented four-bedroom semi-detached property with driveway parking, garage and rear garden, ideally located within the desirable village of Corbridge.

The front door opens into the welcoming entrance hallway with stairs leading up to the first floor. The living room enjoys a bay window to the front elevation with wall mounted gas fire. The kitchen is fitted with a range of wall and base units with complementary granite work surfaces, ceramic sink and free standing range cooker. Off the kitchen there is a utility room, cloakroom with WC and a door leading out to the rear garden. On the first floor there are four good sized bedrooms, with the master bedroom benefitting from fitted wardrobes and an ensuite shower room. Completing the accommodation is a family bathroom with panelled bath, separate shower cubicle, WC and wash hand basin set within a vanity unit.

Externally to the front of the property there is a paved driveway leading to the single integral garage. The charming rear garden enjoys a timber lean to pergola with decking and a garden shed.

### LOCATION

The historic village of Corbridge was originally a busy Roman town, located just a few miles from the World Heritage Site of Hadrian's Wall itself and the popular coast to coast Hadrian's Wall Path.

The village is now known for its large number of independent businesses including shops, cafes, bakers, greengrocers and many more.

Corbridge benefits from other amenities such as a medical centre, garage, co-op convenience store, schools and train station. The nearby market town of Hexham offers a wider range of facilities including supermarkets and a leisure centre.

### SERVICES

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

### CHARGES

Northumberland County Council tax band C.

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



FLOORPLAN TO BE INSERTED HERE

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234  
[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100  
[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

**NEWCASTLE**  
General: 0191 261 0300  
[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000  
[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

**DUMFRIES**  
General: 01387 402277  
[dumfries@youngsrps.com](mailto:dumfries@youngsrps.com)