



Aydon Grove | Corbridge | NE45

Offers Over £300,000

RMS | Rook
Matthews
Sayer



Detached Bungalow

Garage

Two Bedrooms

Enclosed Garden

Desirable Village Location

Gas Central Heating

UPVC Double Glazing

No Onward Chain

For any more information regarding the property please contact us today.

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Sayer



PROPERTY DESCRIPTION:

A rare opportunity to acquire a detached bungalow on Aydon Grove in Corbridge.

The property benefits from driveway parking, attached garage and a lovely enclosed rear garden as well as being within walking distance of all amenities in Corbridge.

Occupying a prime position at the head of the quiet Aydon Grove cul-de-sac, this well-presented two-bedroom bungalow, offers a rare opportunity and must be viewed to be appreciated.

Corbridge is a highly regarded Northumberland market town, loved for its independent shops, cafés, pubs and restaurants, excellent local amenities and strong community feel, all set against the backdrop of the River Tyne and surrounding countryside.

Heated by mains gas central heating and double glazed throughout, the bungalow is entered from the driveway into a central hallway which provides access to all rooms.

The kitchen is situated to the front elevation and is fitted with a good range of base and wall units, attractive worktops, sink with drainer, built-in oven, cooker hood and space for white goods.

The lounge is a spacious and welcoming room with a feature chimney breast, alcove cupboard housing the boiler, large windows and patio doors opening directly into the garden, creating a bright and airy living space.

There are two well-proportioned bedrooms, located to the front and rear elevations respectively, both enjoying good-sized windows and plenty of natural light.

The 'one and a half' length garage is attached but not integral, with a rear pedestrian door to the garden as well as the up and over door to the front, allowing access for vehicles. This parking is in addition to the driveway which will accommodate more than one car also.

The rear garden is lawned and is well maintained, with access available via the garage or the pathway around the southern elevation. A raised patio area, timber summer house and mature shrubs enhance this attractive outdoor space.

INTERNAL DIMENSIONS

Kitchen: 8'2 max x 5'10 max (2.49m x 1.78m)

Lounge: 12'11 into alcove x 11'11 into boiler cupboard (3.94m x 3.63m)

Bedroom One: 13'1 into bay x 8'4 max (2.97m x 2.54m)

Bedroom Two: 9'9 max x 8'4 max (2.97m x 2.54m)

Shower Room: 5'3 max x 7'11 max (1.60m x 2.41m)

Garage: 23'3 max x 7'2 max (7.09m x 2.18m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

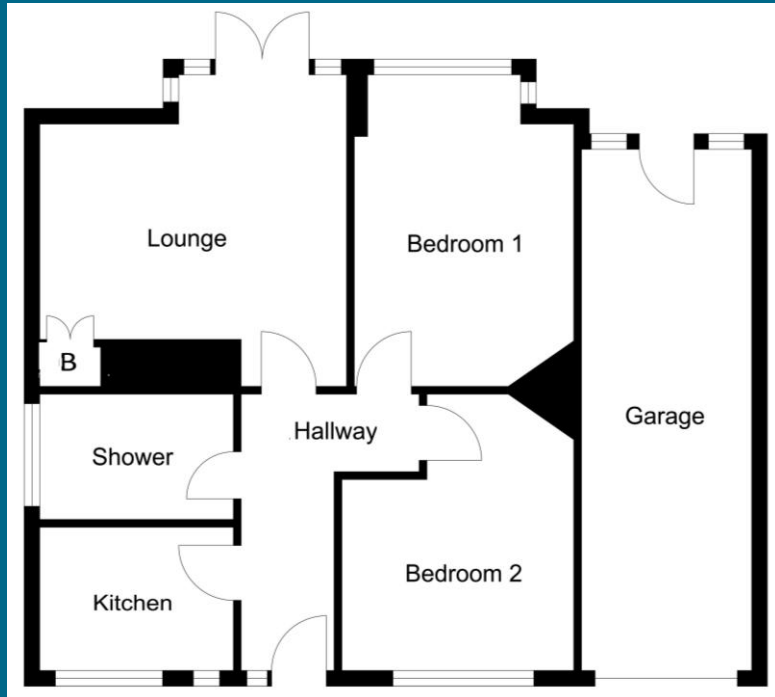
Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.