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WOODSIDE AVENUE, CORBRIDGE, NE45

Price Guide £350,000

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GUIDE PRICE £350,000 - £375,000

Brunton Residential are delighted to present this excellent semi-detached property, ideally positioned on the highly regarded Woodside Avenue in the sought-after village of Corbridge. The property has been thoughtfully reconfigured by the current owner to create a more practical and versatile layout, including relocating the kitchen into a larger space and installing a newly refurbished kitchen.

The accommodation also offers a generous living room, useful utility facilities and a versatile additional room, which could be ideally suited as a home office, hobby room or further reception space. To the first floor are three well-proportioned bedrooms and a family bathroom, providing excellent accommodation for a range of buyers.

Woodside Avenue enjoys an enviable position within the historic village of Corbridge, one of Northumberland's most sought-after villages, known for its thriving independent shops, cafés, a celebrated delicatessen, restaurants, and strong community spirit. The historic market town of Hexham is also within easy reach, offering a great selection of shops, supermarkets, and professional services, as well as cultural attractions such as a cinema and theatre.

Families will appreciate the excellent educational options nearby, including Corbridge's superb First and Middle Schools, Hexham's senior schools, and independent schools such as Mowden Hall Preparatory School.

This well-presented home is also conveniently positioned close to transport links, with regular rail services from Corbridge Railway Station providing connections to Newcastle and Carlisle, while the nearby A69 offers easy road access to surrounding towns and cities.

Scenic riverside and countryside walks are right on the doorstep, making this an ideal setting for those seeking both lifestyle and location.

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The internal accommodation comprises: a front porch opening into the entrance hall, with stairs leading up to the first floor and access to the living room, kitchen, and office. A convenient WC is also positioned off the hall. The living room is a well-proportioned reception space, featuring an attractive cast iron fireplace with wooden surround and a bay window overlooking the front garden.

To the rear, the kitchen has been recently refurbished with a range of blue wall and floor units, wood-effect worktops, a selection of integrated appliances and space for a freestanding fridge freezer. A striking tiled splashback and patterned tiled flooring add considered detail to the room, while double doors open into the bright garden room. This additional reception space features extensive glazing, a translucent roof and direct access to the rear garden. A further office, utility area and separate storage space complete the ground floor.

Stairs lead up to the first floor landing, giving access to three bedrooms and the family bathroom. The main bedroom is generously proportioned, with a bay window and attractive cast iron fireplace, while the second bedroom benefits from useful fitted wardrobe space. The third bedroom provides a further versatile room. The family bathroom is fitted with a bath with a shower over, wash hand basin and WC, with tiled walls and flooring.

Outside, the property is approached via a lawned front garden with established shrubs and planting, while a generous gravel driveway provides extensive off-road parking. The good-sized enclosed rear garden is predominantly laid to artificial lawn, with paved areas and planted borders. The property retains a wealth of original period character, including picture rails, ceiling roses, cast iron fireplaces, bay windows and decorative stained-glass windows, complemented by the recently refurbished kitchen and bright garden room.





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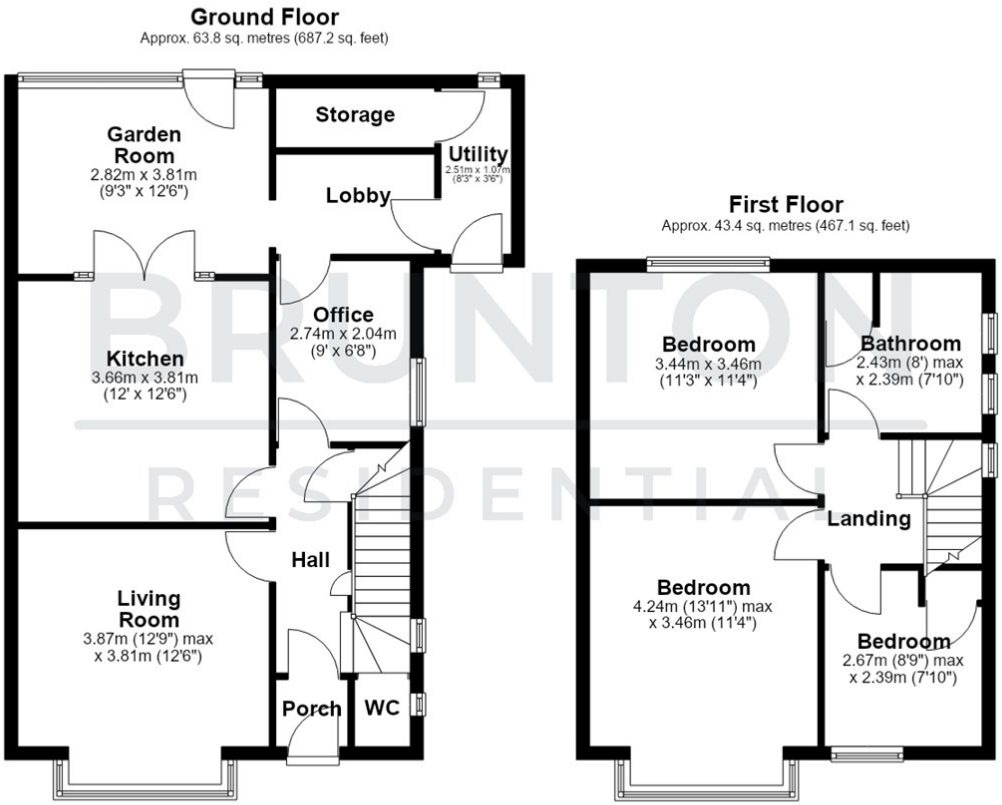
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 107.2 sq. metres (1154.4 sq. feet)



