



The Showfield | Haydon Bridge | NE47

Offers Over £155,000

RMS | Rook
Matthews
Sayer



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Well-Presented Mid-Terrace Home

Private South Facing Garden

Two Double Bedrooms

Off-Street Parking

Stylish & Modern Interior

Excellent Road Links

Sought-After Residential Development

No Onward Chain

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



This beautifully presented two-bedroom home has the added bonus of two off-street parking spaces, a sunny, enclosed garden to the rear, and the benefit of being located in the stunning Northumberland Tyne Valley.

A welcoming entrance hall gives access to all ground floor rooms, as well as the staircase to the first floor.

The kitchen is beautifully appointed with wall and base cupboard and drawer units, attractive worktops with matching splashbacks, a fitted oven and hob with cooker hood above, space for a washing machine and dishwasher, as well as a lovely window to the front elevation, allowing plenty of natural light to fill the space.

A superbly versatile living space, perfectly suited to both relaxation and dining, with south-facing French doors that flood the room with natural light.

To the first floor there are two spacious double bedrooms, positioned to the front and rear elevations respectively, as well as the well-equipped family bathroom, fitted with quality wall tiling.

Storage is another bonus upstairs with a large storage cupboard in the front bedroom, as well as recently fitted quality sliding door wardrobes in the rear bedroom.

The property enjoys off-street parking for two vehicles and a private, enclosed south-facing garden, featuring a mix of lawn and patio areas, perfect for relaxing and enjoying the sunshine.

This is an ideal home for first time buyers or investors; equally, those downsizing, storage, parking, and walking access to the amenities in Haydon Bridge village.

Haydon Bridge is a picturesque village set in the heart of the Northumberland Tyne Valley, surrounded by beautiful countryside. It offers a range of local amenities, including shops, pubs, and a railway station with links to Hexham and Newcastle. Ideal for those seeking a peaceful lifestyle with convenient access to nearby towns.

INTERNAL DIMENSIONS

Kitchen: 10'9 max x 5'7 max (3.28m x 1.70m)

Lounge: 13'10 plus door recess x 12'4 max (4.22m x 3.76m)

WC: 5'5 max x 2'9 max (1.65m x 0.84m)

Bedroom One: 12'2 into robes x 9'3 max (3.71m x 2.82m)

Bedroom Two: 12'4 max x 8'8 max (3.76m x 2.64m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: LPG

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

RESTRICTIONS AND RIGHTS

Public rights of way through the property? Yes

Shared access from front to rear garden

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

HX00006778.JR.SM.02.04.2026.V.1.1





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	78 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.