

# BRUNTON

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## RESIDENTIAL



**JOHN MARTIN STREET, HAYDON BRIDGE, HEXHAM, NE47**

**£240,000**

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Brunton Residential are delighted to present this beautifully presented three-bedroom semi-detached home on John Martin Street in Haydon Bridge. Offering generous and versatile living accommodation, along with a substantial garden, this property is perfectly suited to modern family life.

Set within the picturesque Tyne Valley, Haydon Bridge is surrounded by stunning countryside, with the North Pennines and the River Tyne right on the doorstep, ideal for those who enjoy outdoor living. The village itself offers a welcoming community and a range of everyday amenities, including local shops, traditional pubs, a post office, and well-regarded schools.

Haydon Bridge also benefits from excellent transport connections, with a local train station providing direct links to Hexham, Newcastle, and Carlisle, as well as easy access to the A69 for commuters. The nearby market town of Hexham offers a wider selection of shops, restaurants, and leisure facilities, along with highly regarded schooling options, making this an excellent location for families.

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The property is entered via a welcoming entrance hall with a staircase leading to the first floor and a useful storage cupboard.

To the left is the living room, a bright and airy space featuring a large front-facing bay window that allows for an abundance of natural light, along with a fireplace serving as a central focal point.

The dining kitchen offers an excellent range of recently refitted Wren wall and floor units, complemented by updated worktops and a central island. There is a range of integrated appliances, including a four-ring hob, oven, microwave, fridge, freezer, and dishwasher, along with tiled splashbacks. The space comfortably accommodates a dining area and benefits from an external rear door providing access to the garden, along with a convenient ground floor WC and cloak area.

There are three well-proportioned bedrooms. The main bedroom is a comfortable double and benefits from a bay window to the front with a pleasant outlook. The second double bedroom overlooks the rear garden and also includes a built-in cupboard. The third bedroom is a single room to the front and would make an ideal study, child's bedroom, or nursery. The bedrooms are served by the family bathroom, which comprises a modern suite including a bath with shower over, ceramic wash hand basin, and low-level WC.

Externally, the property is well served by a large detached outhouse with power and lighting, along with additional driveway parking for several vehicles.

The gardens are a particular feature of the home, being generous in size and mainly positioned to the rear. They are well established and mature, with extensive lawned areas, well-stocked flower beds, shrubs, and bushes, as well as a flagged patio seating area. The garden also benefits from a greenhouse and a summer house. These outdoor spaces provide an excellent setting for families, entertaining, and enjoying the outdoors.



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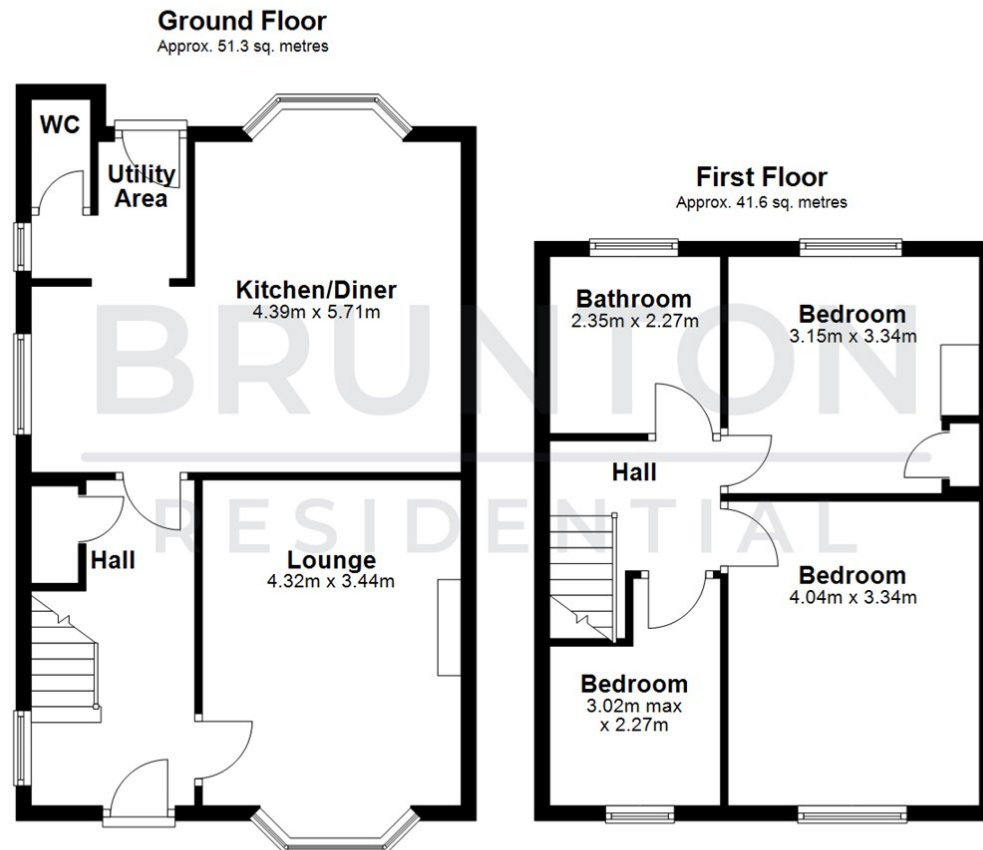
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 92.9 sq. metres

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	