

# BRUNTON

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## RESIDENTIAL



**THE SHOWFIELD, HAYDON BRIDGE, NORTHUMBERLAND, NE47**

**£155,000**

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**\*\* SHARED OWNERSHIP 75% \*\*- Applicants must be aged 55 or over.**

Excellent two bedroom semi-detached bungalow situated within The Showfield, a popular residential complex on the south side of Haydon Bridge, comprising a well-established mix of houses and bungalows.

This home provides practical and well-balanced single-storey accommodation, including a generous lounge, a well-appointed kitchen, a conservatory, spacious bedrooms and a family bathroom. The property further benefits from a garage, off-street parking and an enclosed rear garden.

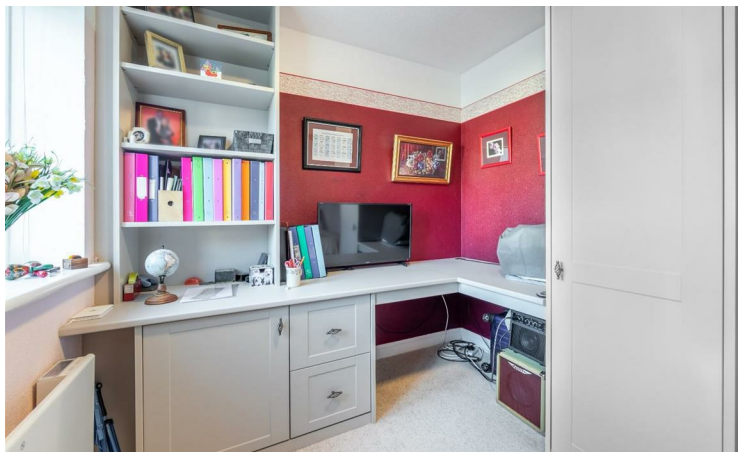
Haydon Bridge is surrounded by breathtaking views of the North Pennines and the River Tyne, making it an ideal location for outdoor enthusiasts. The village offers a good range of everyday amenities including local shops, pubs and a post office. The village is well-served for schooling, with local primary and secondary options nearby, making it ideal for families

Haydon Bridge also benefits from excellent transport links, with a train station providing services to Hexham, Newcastle and Carlisle, while the A69 is easily accessible for commuters. The nearby market town of Hexham offers a wider selection of shopping, dining and leisure facilities, along with outstanding schools.

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The internal accommodation comprises a spacious kitchen with ample room for dining, fitted with a range of units and integrated appliances including an oven and hob, complemented by tiled splashbacks and a stainless-steel sink with mixer tap.

The property benefits from a generous lounge featuring a fireplace with a wooden surround, which flows through to a well-sized conservatory. The conservatory also incorporates a feature fireplace, creating a versatile and well-connected living and entertaining space.

There are two well-proportioned bedrooms, including a comfortable double master bedroom with built-in wardrobes, and a second generous bedroom currently utilised as a home office, benefitting from newly fitted built-in storage. The family bathroom is fitted with a walk-in shower and also provides space for utility appliances, making efficient use of the available accommodation.

Externally, the property offers a driveway and garage. To the rear is a large, private paved courtyard garden with fenced boundaries, storage shed and potted planting, providing a low-maintenance and enclosed outdoor space.

Please note the property is offered on a 75% shared ownership basis and eligibility criteria apply. Further details are available upon enquiry.



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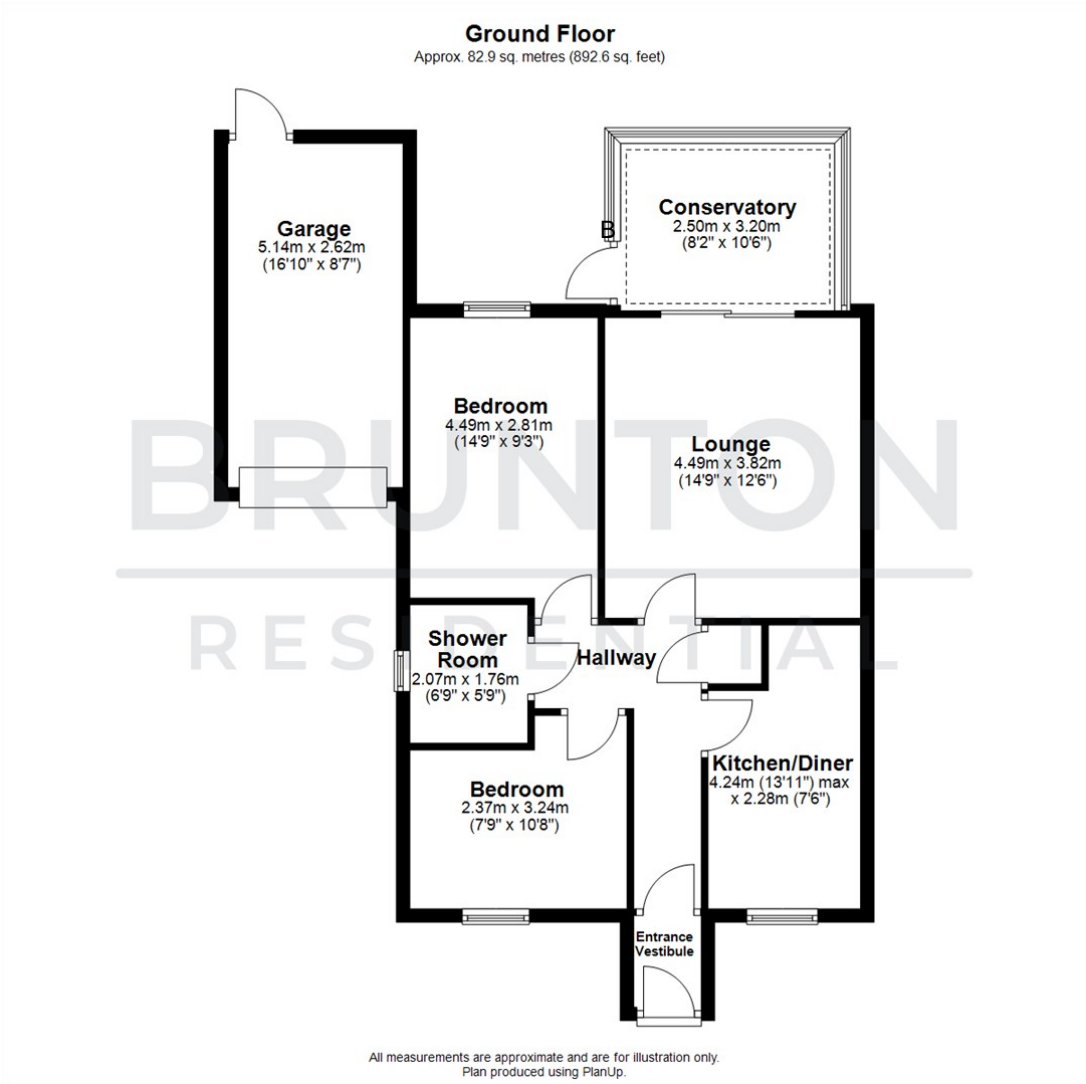
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : E



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		87	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	52		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	