

BRUNTON
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ST. GEORGES SQUARE, RIDSDALE, HEXHAM

Offers Over £125,000

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This spacious stone built two-bedroom semi-detached home offers the potential to be converted into a three-bedroom property, depending on your living arrangements. The property features a well-sized kitchen, a family bathroom, a utility room, a large dining room, and a lounge that could easily be used as an additional bedroom if needed. To the rear, you'll find a garden, and parking is available if desired.

Ridsdale is a peaceful, rural village with a traditional thriving local pub. While amenities within the village are limited, nearby towns offer more comprehensive services. Hexham, just 15 miles away, provides supermarkets, healthcare (Hexham General Hospital) and dining options. Bellingham, 9 miles to the north, offers local shops, a pharmacy, and access to Kielder Water for outdoor activities. Ridsdale is ideal for those seeking a quiet countryside lifestyle with easy access to essential services in nearby towns.

In terms of schools, there are excellent options in Bellingham, with senior schools available in Hexham and Haydon Bridge, along with private schools in Newcastle.

For commuters, the A68 and A69 offer excellent road access to Newcastle and Carlisle, while Hexham and Corbridge railway stations provide regular services to both cities. Newcastle International Airport is also within easy reach.

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This is a fantastic property with great potential, offering a wonderful opportunity for anyone looking to add their own touch through some modernisation.

As you enter through the front door, you are greeted by a central hallway, which leads to the staircase and a practical storage cupboard tucked under the stairs, providing useful space for everyday items. To the left, you'll find a large and inviting reception room, complete with a fireplace that adds character to the space. This room is versatile and could easily be repurposed as an additional bedroom or home office, depending on your needs.

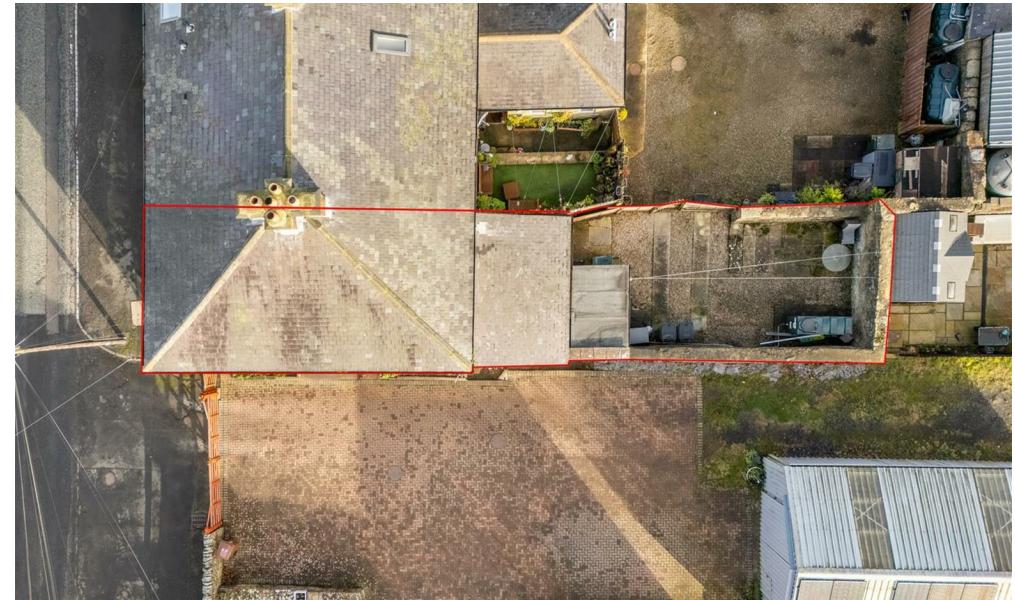
Adjacent to the reception room, there is a spacious dining room. The dining room features two built-in storage cupboards, offering ample space for storing household items. A second feature fireplace adds further character to this room. From the dining room, you'll pass through into the kitchen, which is fitted with a range of base and wall units, providing plenty of storage and workspace for preparing meals.

The property also boasts a family bathroom, which includes a bath with an overhead shower and a WC. At the rear of the property, you'll find a practical utility room, offering space for washing machines and additional counter space. This room also provides convenient access to the garden, making it easy to step outside and enjoy the outdoor space.

Upstairs, you'll find two generously sized double bedrooms, both offering plenty of natural light and ample room for furniture.

Externally, the property benefits from a paved garden area to the rear, which offers a low-maintenance outdoor space. The property also includes a parking space, providing convenience for residents or visitors.

This property presents an excellent opportunity to transform it into a modern and stylish home, while retaining its original charm and character.



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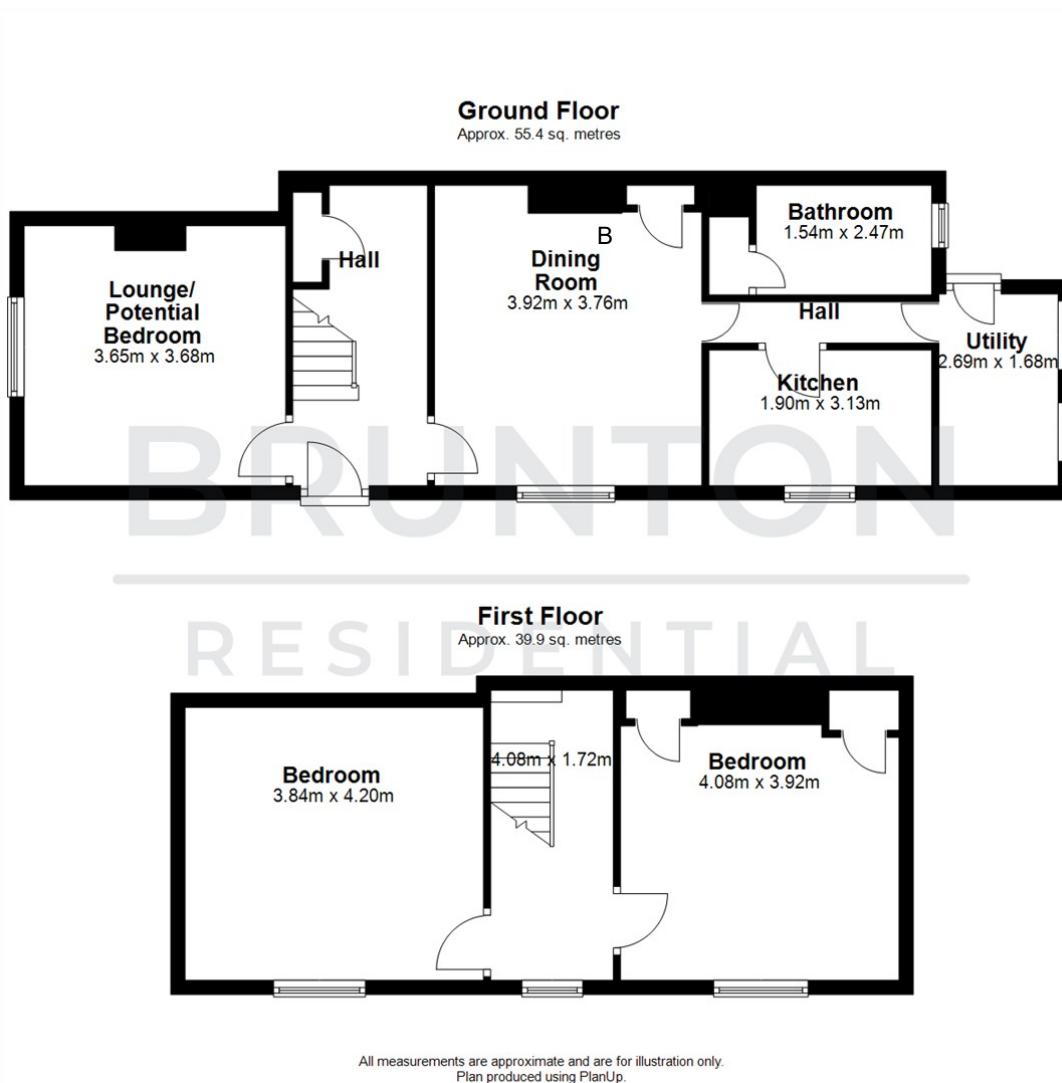
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : E



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	98
(81-91)	B	
(69-80)	C	
(55-68)	D	52
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC