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INNERHAUGH MEWS, HAYDON BRIDGE, HEXHAM, NE47

£240,000

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THREE BEDROOM - DESIRABLE LOCATION - EXTENDED

Brunton Residential is pleased to present this fantastic three-bedroom semi-detached property, situated on the highly sought-after Innerhaugh Mews estate in Haydon Bridge. Innerhaugh is one of the most popular developments in the area, and this home enjoys the added benefit of being positioned at the edge of the estate..

Nestled in the picturesque Tyne Valley, 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 boasts a range of essential amenities, including local shops, pubs, a post office, and highly regarded schools.

Haydon Bridge also offers excellent transport links, with a train station providing services to Hexham, Newcastle, and Carlisle, while the A69 is easily accessible for those commuting by car. The nearby market town of Hexham offers even more shopping, dining, and leisure options, alongside outstanding schools, making this location perfect for families.

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Upon entering the property, you're welcomed by a spacious entrance hall that leads into a well-appointed kitchen. The kitchen features a range of stylish floor and wall units, granite countertops, integrated appliances, under-stair storage, and generous space for a fridge-freezer. It also provides access to a separate, extended dining room, which includes an external door leading to the garage. To the right, you'll discover a large lounge, complete with wood-effect flooring, a large window overlooking the rear garden, and a charming wood-burning stove. The lounge flows effortlessly into a bright and airy extended garden room, bathed in natural light from multiple windows and two Velux skylights, all complemented by parquet flooring. A sliding door from this room leads out to the back garden.

Upstairs, the first floor accommodates three well-sized bedrooms. The principal bedroom features an en-suite shower room, while another bedroom benefits from a built-in storage unit. Additional storage space is available on the landing. The remaining bedrooms share a family bathroom, which includes parquet flooring, a Velux window, a bath with an overhead shower, a washbasin, and a WC.

Externally, the property offers a driveway leading to the garage. The rear garden is beautifully maintained, featuring a well-manicured lawn, a paved seating area, and is fully enclosed by fencing. At the front, you'll find a generous lawn, mature plants, well-stocked borders and a raised decking area.



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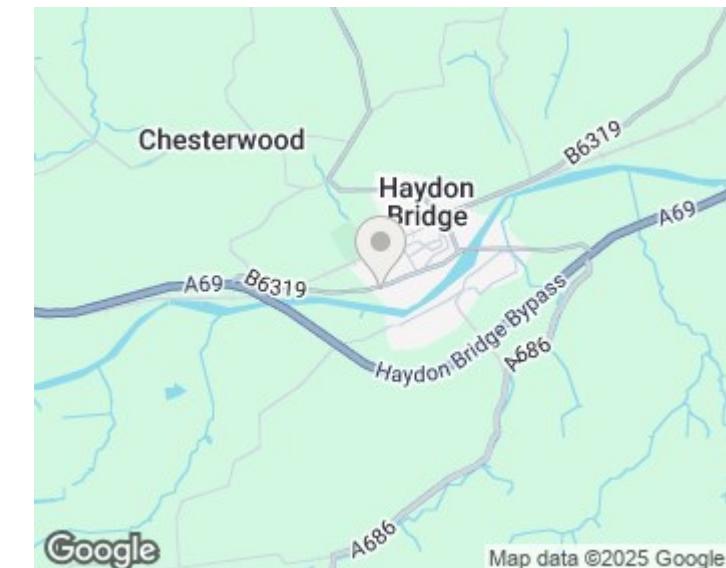
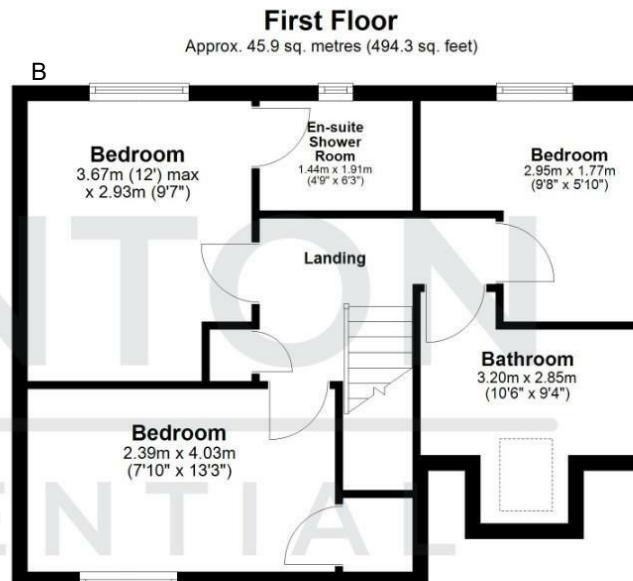
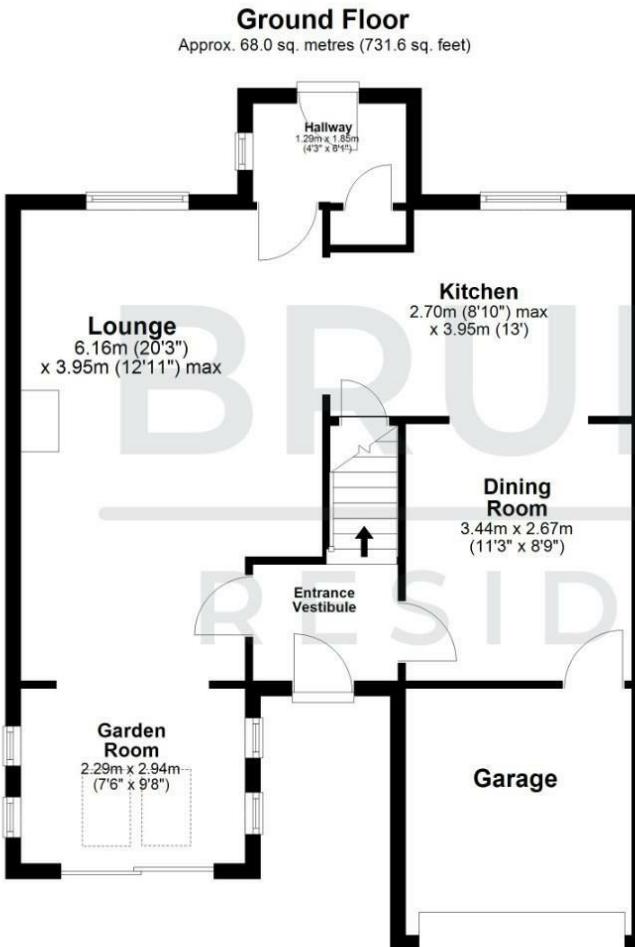
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	