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TYNE VIEW CLOSE, HAYDON BRIDGE, NE47

Offers Over £240,000

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Well Presented & Modern Semi-Detached Home Boasting a Lounge, Open Plan Kitchen/Diner, Three Good Sized Bedrooms, Family Bathroom plus En-Suite Shower Room, South Facing Lawned Rear Gardens, Off Street Parking & Garage!

Brunton Residential is pleased to present this fantastic, three-bedroom semi-detached modern property, situated on the highly sought-after Showfield estate in Haydon Bridge. Tyne View Close is one of the most popular developments within the area, and this great home enjoys the added benefit of being positioned at the edge of the estate, offering a more private south facing garden that isn't overlooked.

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, you are welcomed into an entrance vestibule, which provides access to a lounge with wood-effect flooring throughout. The lounge features a front-facing window and leads into a hallway, giving access to a WC and a well-equipped kitchen/diner spanning the width of the property at the rear. The kitchen is fitted with a range of floor and wall units, integrated appliances such as a Zanussi oven, hob, and extractor fan, a stainless steel sink and drainer with a mixer tap, wooden worktops, and space for additional appliances. A window overlooks the rear south-facing garden, while double doors provide direct access outside.

Upstairs, the first floor features three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. One bedroom is currently utilized as a dressing room. There is a family bathroom, which includes a bath, washbasin, and WC. There is also a storage cupboard on the landing.

Externally, the landscaped south-facing rear garden features a decking area and is enclosed for privacy. The property also benefits from off-street parking for two vehicles and a garage, offering additional storage or parking space.



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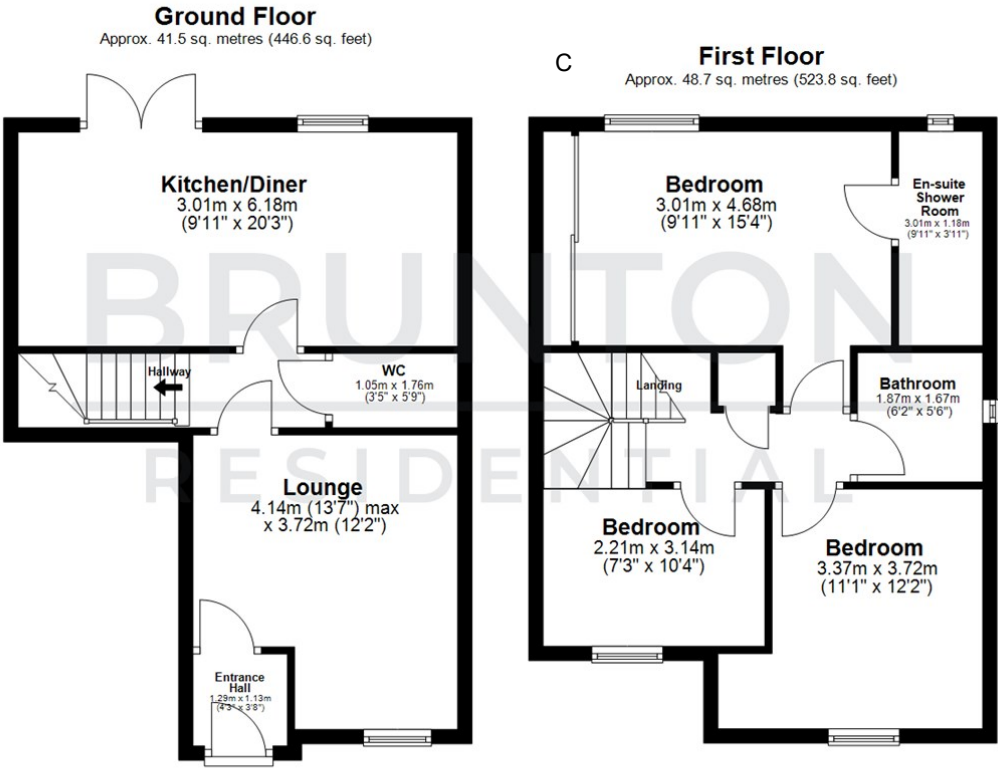
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : C

EPC RATING : C



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) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		