

**BRUNTON**  
RESIDENTIAL



**SOUTH GABLES, HAYDON BRIDGE, HEXHAM**

**£170,000**

# BRUNTON

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## RESIDENTIAL





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Brunton Residential are delighted to offer this superb two-bedroom ground floor flat, located in the desirable South Gables development in Haydon Bridge. This spacious and well-presented property is perfect for a range of buyers, whether you're a first-time purchaser, downsizer, or investor.

Situated on the ground floor, the flat benefits from easy access and a practical layout, featuring a generous open-plan living and dining area, a modern fitted kitchen, two good-sized bedrooms, and a stylish bathroom. This property also benefits from a courtyard garden and private parking.

Located in the heart of Haydon Bridge, a charming village set along the River South Tyne, the property offers an attractive blend of rural living with modern accessibility.

Schooling in the area is well-regarded, with Shaftoe Trust Academy serving younger children, and Haydon Bridge High School providing secondary education—all within easy reach of the property. These schools are known for their strong community ties and supportive learning environments.

Local amenities include a variety of independent shops, cafés, pubs, a pharmacy, a medical practice, and a Co-op store, ensuring day-to-day needs are easily met. For more extensive shopping and services, the nearby market town of Hexham is around 15 minutes away by car or train.

Transport links are excellent, making South Gables ideal for commuters. Haydon Bridge has its own train station, with regular services to Newcastle, Hexham, and Carlisle, while the A69 offers quick road connections in both directions. There are also local bus routes linking the village with surrounding areas.

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A modern and well-presented two-bedroom ground floor apartment located in the heart of Haydon Bridge.

Accessed via a communal entrance, this stylish ground floor apartment offers spacious and contemporary accommodation throughout.

To the rear of the property is a bright and airy open-plan kitchen/living area, featuring a double-glazed window and French doors that open onto a private courtyard garden. This attractive outdoor space is enclosed by fenced boundaries and enhanced with potted shrubs and an excellent summer house.

The kitchen is fitted with a range of high-gloss wall and base units, laminate work surfaces, an integrated stainless steel sink and drainer with mixer tap, single oven with hob and extractor hood, and there is space and plumbing for both a dishwasher and washing machine. A full-height fridge freezer can also be accommodated.

To the front of the apartment are two well-proportioned double bedrooms. The owner has cleverly reconfigured part of the layout of the master bedroom to create a walk-in wardrobe, providing excellent storage without sacrificing living space.

The apartment benefits from a stylish, newly fitted shower room, featuring modern tiling, a walk-in shower, WC, and wash hand basin.

Additional features include electric heating, double glazing throughout, and an allocated parking space.

This is a fantastic opportunity to acquire a modern, low-maintenance home in a sought-after village location, ideal for first-time buyers, investors, or those looking to downsize.



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TENURE : Leasehold

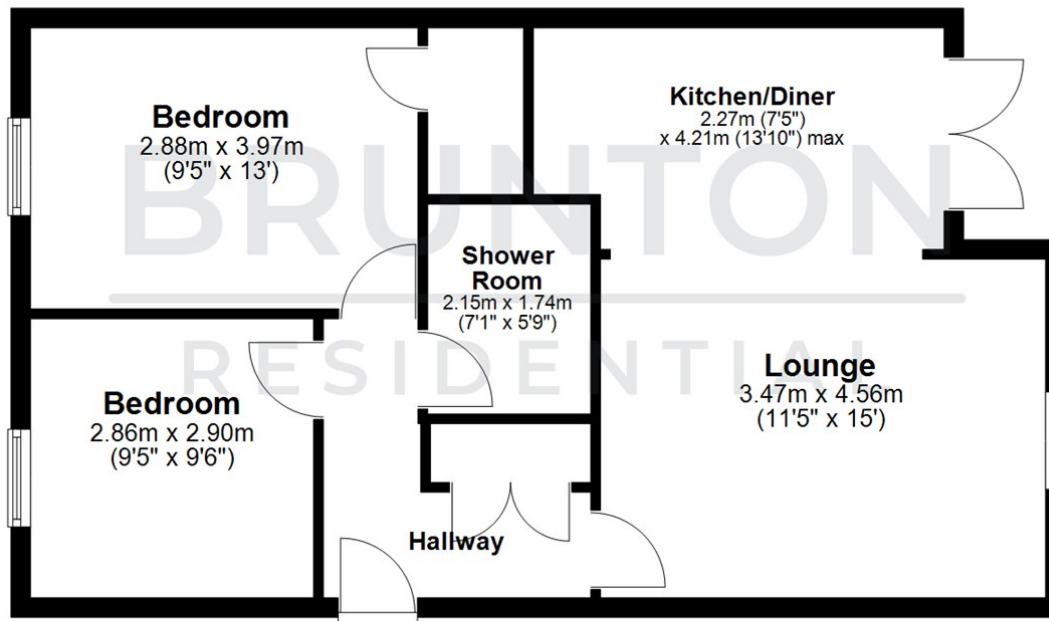
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

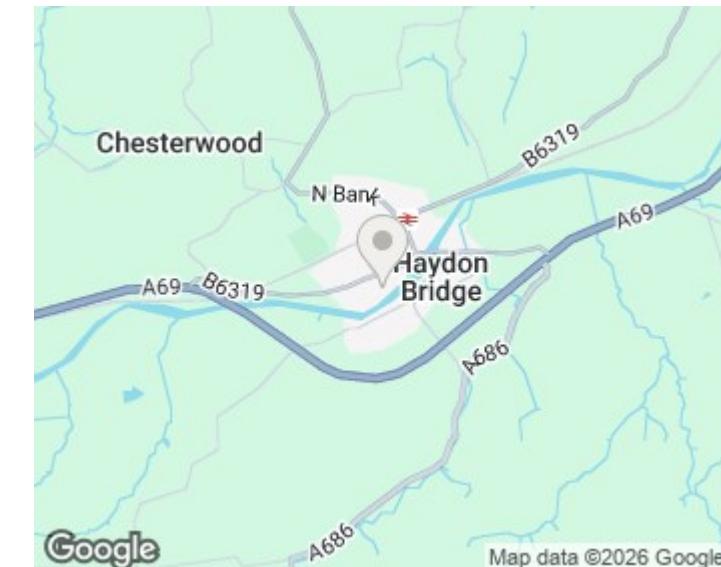
EPC RATING : A

### Ground Floor

Approx. 58.4 sq. metres (628.8 sq. feet)



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	95	95
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		