

BRUNTON
RESIDENTIAL



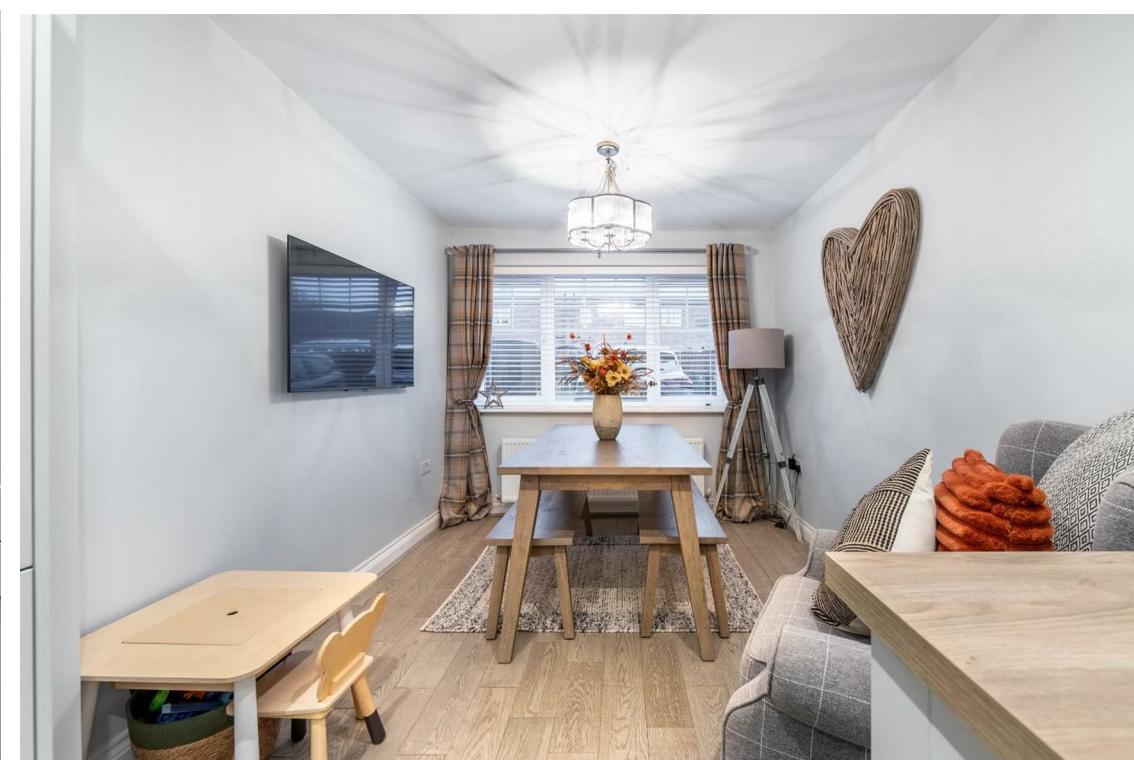
INNERHAUGH MEWS, HAYDON BRIDGE, HEXHAM, NE47

£240,000

BRUNTON

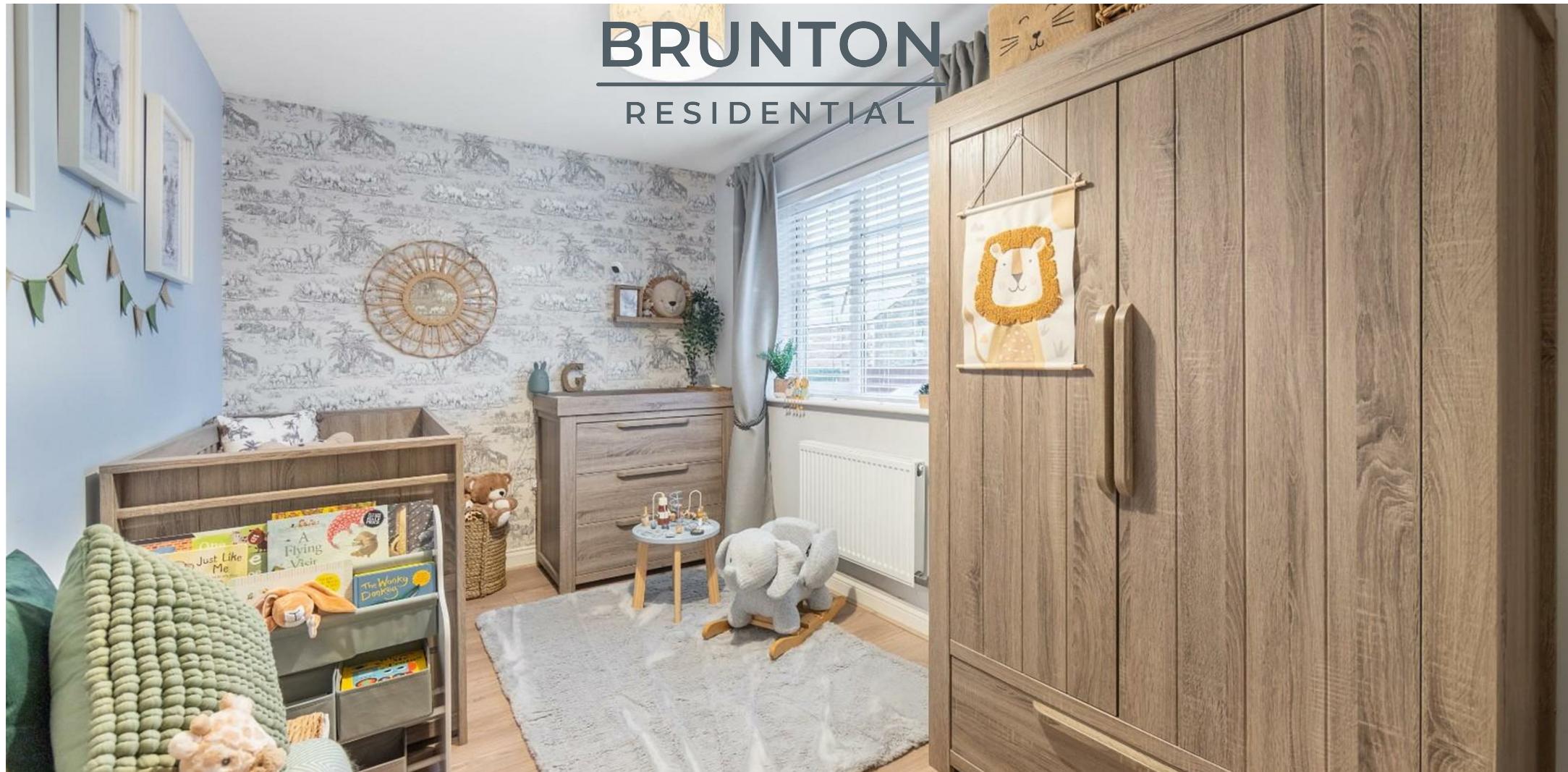
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Well-presented semi-detached three-bedroom home offering well-balanced accommodation arranged over two floors, ideally suited to modern family living. The property benefits from bright, dual-aspect living spaces and generous outdoor areas to both the front and rear.

The accommodation includes a dual-aspect living room, an open-plan kitchen-diner and a convenient ground-floor WC. To the first floor are three well-proportioned bedrooms, two with built-in storage, with the principal bedroom enjoying an en-suite shower room, while a family bathroom serves the remaining bedrooms. Externally, the home enjoys a front lawn and a large enclosed rear garden, laid mainly to lawn with paved patio seating areas, providing an ideal space for everyday family life and outdoor entertaining.

Innerhaugh Mews is situated within the popular village of Haydon Bridge, offering a range of local shops, amenities, schooling and public transport links. The village benefits from rail connections and easy access to Hexham, Corbridge and the wider Tyne Valley, making it an attractive location for families and commuters seeking village living with excellent connectivity.

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The internal accommodation comprises: an entrance vestibule that contains a useful storage cupboard, and access to the living room, which benefits from dual-aspect windows over the front and rear of the property. The living room, in turn, leads into a hallway that has stairs to the first floor, and also leads to the kitchen-diner. The open-plan kitchen-diner enjoys a range of fitted wall and base units as well as integrated appliances. There is ample space for a dining table, and this space also has dual aspects over both the front and rear of the property. A convenient ground-floor WC completes the accommodation on this level.

The first-floor landing provides access to three well-proportioned bedrooms, two of which feature built-in storage. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom, which has a three-piece suite and a Velux window.

Externally, the property benefits from a front lawn, while to the rear, a large back garden is enclosed with timber fencing, creating the ideal space for private family living and entertainment, with the garden being laid mainly to lawn with paved patio seating areas.



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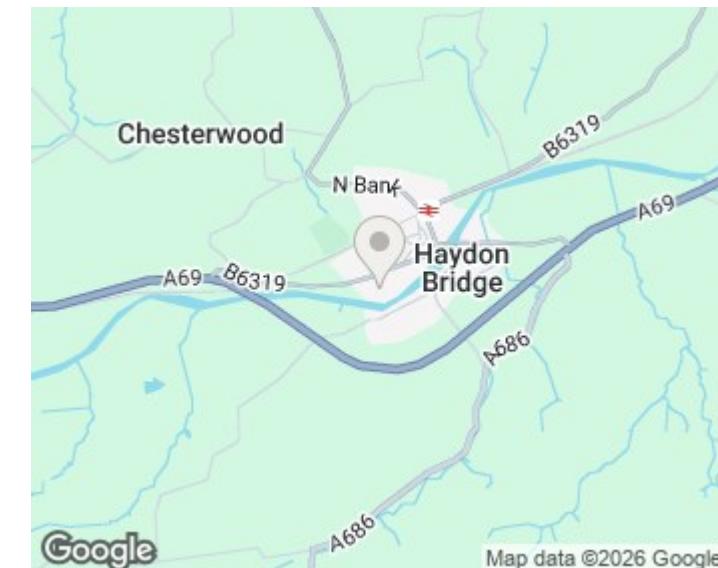
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TENURE : Freehold

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

| 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