



26 Tyne View Close,
Haydon Bridge, Hexham, Northumberland, NE47 6AD

youngsRPS 

**26 Tyne View Close
Haydon Bridge
Hexham
Northumberland
NE47 6AD**

Guide Price: £275,000

Immaculately presented four bedroom detached house, with garage, driveway parking and pleasant rear garden situated within a popular development in the village of Haydon Bridge.

- Four bedrooms
- Detached house
- Spacious and immaculately presented
- Rear garden with countryside views
- Garage and driveway parking
- Fantastic village location
- No onward chain
- Energy efficiency rating C (76)

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01434 608980





DESCRIPTION

Immaculately presented four bedroom detached house, with garage, driveway parking and pleasant rear garden situated within a popular development in the village of Haydon Bridge. The front door opens into the entrance hallway with stairs to the first floor and cloakroom/WC. The living room enjoys a window to the front elevation. The kitchen diner is fitted with a range of shaker style wall and base units with complementary laminate work surfaces and integrated appliances including an induction hob, oven, fridge, freezer and washing machine. There is a spacious dining area with French doors out to the rear garden. On the first floor there are four good sized bedrooms, the master bedroom benefits from fitted sliding door wardrobes and an en-suite shower room with shower, WC and wash hand basin. The main bathroom is fitted with a panelled bath, WC and wash hand basin. Externally to the front of the property there is driveway parking for two cars and an integral garage. The rear garden is mainly laid to lawn with a patio and garden shed.

LOCATION

Tyne View Close lies within the popular development at The Showfield. Haydon Bridge is a popular village with many local amenities including a small supermarket and post office, newsagents, pharmacy, hair and beauty salon, social club and public houses. The village benefits from two great schools, Shaftoe Trust Academy and Haydon Bridge High School. The village is ideal for commuting east to Newcastle and west to Carlisle due to its proximity to the A69, there is also railway station and regular bus services.

SERVICES

Mains electricity, water and drainage are connected. LPG heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band D.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

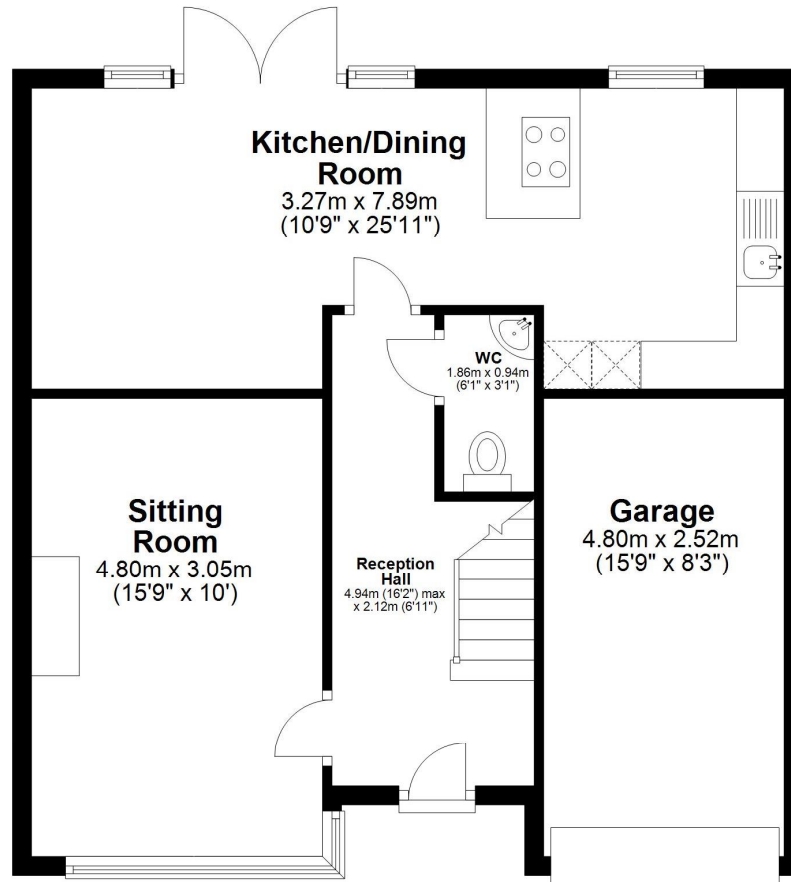
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



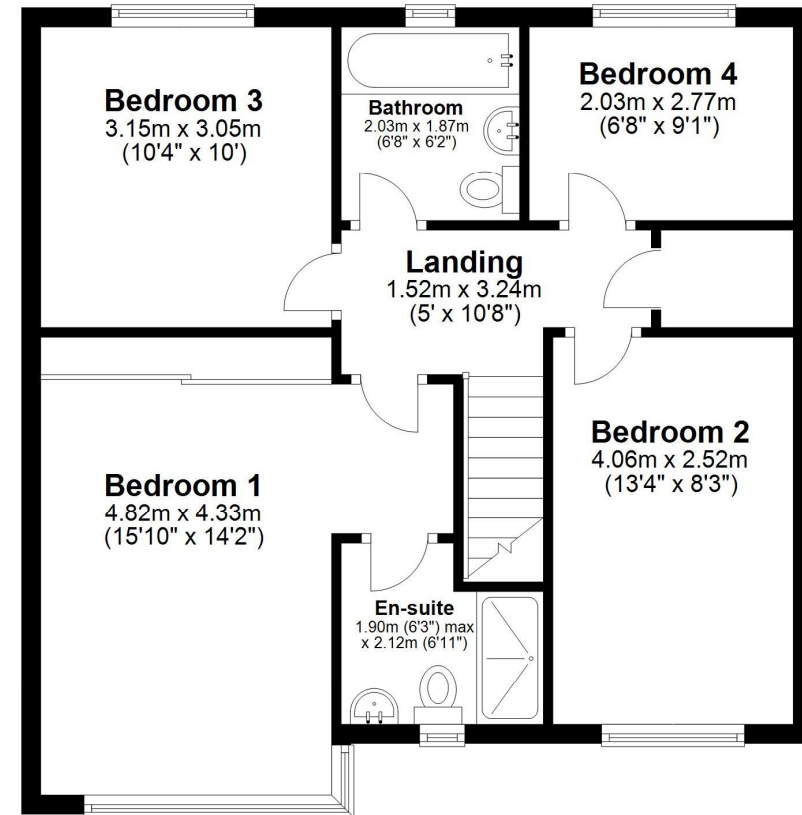
Ground Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)
26 Tyne View Close, Haydon Bridge

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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