



**18 Tyne View Close**  
Haydon Bridge, Hexham, NE47 6AD

youngsRPS 

# 18 Tyne View Close Haydon Bridge Hexham NE47 6AD

A well presented three bedroom semi-detached home situated on the desirable Showfield development in Haydon Bridge.

- Perfect first home
- Semi detached
- Three bedrooms
- En suite shower room
- Modern development
- Off street parking
- Garden
- Energy efficiency rating C



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01434 608980



### DESCRIPTION

A well presented three bedroom semi-detached home situated on the desirable Showfield development in Haydon Bridge.

The property briefly comprises of entrance hallway with cloakroom/WC leading to a spacious living room with doorway through to a separate kitchen/dining area. The kitchen is fitted with a range of modern wall and base units with complimentary work surfaces, an integrated fridge freezer, dishwasher, oven, hob, extractor fan and space for a washing machine. Double doors lead out to the garden which enjoys open views to the rear. The stairway in the lounge leads up to the first floor where there are three bedrooms. The master bedroom benefits from useful storage cupboards and has an en-suite with walk in shower, wash hand basin, WC. The main bathroom is fitted with panelled bath, wash hand basin and WC.

Externally the garden is mainly laid to lawn with flagged patio area and garden shed. The property benefits from double glazing throughout and is ideal for first time buyers. There is parking for two cars to the front of the property.

### 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 B

### 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.





**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.



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