



4B John Martin Street
Haydon Bridge, Hexham, NE47 6AA

youngsRPS 

**4B John Martin Street
Haydon Bridge
Hexham
NE47 6AA**

Spacious 3-bedroom maisonette with generously proportioned living accommodation ideal for an investor or first-time buyer.

- Three bedroom maisonette
- Modern kitchen and bathroom
- Ideal investment or first home
- Leasehold
- Generously proportioned
- Lovely views
- Village location
- Energy efficiency rating F

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01434 608980





LOCATION

Situated in the centre of Haydon Bridge, the property is ideally located near to; local schools, shops, a small supermarket, and post office as well as newsagents, pharmacy, hair and beauty salon, social club and public houses in the village with and a full range of retail and leisure facilities as well as major supermarkets in the Market Town of Hexham just over 6.5 miles away. Haydon Bridge offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

DESCRIPTION

Access is to the rear of the property through a panelled gate in the high stone wall just through the archway to the side. When entering the property, the staircase leads to the first-floor landing at the back of the property with the family bathroom to the rear. The bathroom has a three-piece suite comprising; bath with shower over and PVC wall cladding, WC and wash hand basin, storage cupboard that houses the electric boiler and lino flooring.

The kitchen diner is central to the maisonette with double glazed window to the rear and another internally into the rear staircase, this arched window is set behind the returning staircase that leads to the second floor and bedroom area. The kitchen has fitted wall and base cabinets with laminate work surfaces, stainless steel sink and drainer with mixer tap, under cabinet space for fridge and freezer, plumbing and space for washing machine and space in the cabinetry for a range cooker with extractor hood above.

The living room enjoys twin windows to the front that look out across to the historic Haydon Bridge and River Tyne, the chimney breast and hearth remain but the fireplace has been closed off.

The second-floor landing has a walk-in storage cupboard that potentially could be converted into a shower room. The two main double bedrooms are to the front of the property both with delightful views out to the river and bridge and to the rear the third bedroom is again a double room with storage built into the roof eaves.

Externally the property has an area to the rear for storing bins and on street parking is available on John Martin Street.

SERVICES

Northumberland County Council tax band A.
Tyneside lease with 983 years remaining.

CHARGES

Mains water, electricity and drainage and the central heating is run off an electric boiler.

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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