



North Bank | Haydon Bridge | NE47

Offers in the Region of £315,000

Spacious extended semi-detached family home in an elevated position with stunning Tyne Vally views, generous gardens, and plenty of off-street parking.

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SEMI-DETACHED FAMILY HOME

GARAGE

THREE BEDROOMS

DRIVEWAY PARKING

GARDEN

SUN ROOM

COUNTRYSIDE VIEWS

UTILITY ROOM

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Situated up North Bank, a prestigious location in Haydon Bridge, this well-appointed, spacious semi-detached family home has ample outside space from which to enjoy the elevated views over the Tyne Valley.

The property is entered from the private driveway into an entrance vestibule situated to the front elevation. A further door leads through into the central hallway offering staircase to first floor and doorways to all main areas of the ground floor. A storage cupboard can also be found adjacent to the vestibule offering plenty of space for coats and boots.

The lounge is situated to the front with an impressive traditional bay window, increasing the already spacious feel of the room. Chinmey breast housing feature stove and double sliding doors create a versatile opening to the rear into the dining room. This large doorway creates an open plan feeling to the space when opened fully.

The dining room is another spacious room with large picture window to the rear overlooking the fields and views beyond. Offering space enough for a family dining set as well as other furniture and another feature fireplace, this is a great room with a range of uses.

The kitchen is fitted with a great range of wall and base units, contrasting worktops, stainless sink unit with full drainer and mixer tap, as well as space and plumbing for appliances.

Beyond the kitchen is the star of the house – the garden room. An extension of the ground floor with panoramic picture windows taking massive advantage of the elevated position of the property with views across the rural Tyne Valley. This room occupies a south facing position and is currently used as an office

space with lounge furniture for evening enjoyment. Double patio doors also open out into the garden area for ultimate summer entertainment space.

An additional utility room is also incorporated into the extensions housing the boiler, useful cupboard space and all major utilities.

The staircase from the central hallway lead us up to the first-floor landing which offers doors to all bedrooms and bathrooms.

Bedrooms one and two are very spacious and both offer fitted wardrobes/storage space as well as windows to the front and rear elevations respectively.

Bedroom three is a small double with a window to the front elevation.

To the rear is the family bathroom housing bath with shower over, hand wash basin and linen cupboard. Adjacent to the bathroom is a handy separate WC, ruling out some family morning frustrations over who needs to use the bathroom.

Externally this property boasts a plot large enough for a potential additional dwelling which makes this garden space very attractive. Large level lawn with mature borders and far-reaching views. Driveway parking for a couple of cars as well as the detached garage with roller door. To the rear, there is a private patio area overlooking the fields behind and to the front, a low maintenance gravelled garden area. A real plus point is the patio terrace outside the garden room doors which has ample space for patio dining and entertaining.

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This house is presented very well as offers a spacious base for family living within easy reach of schools, rail travel, rural countryside and village life.

Haydon Bridge offers many amenities including, schooling, childcare, groceries, healthcare, dining and public houses. As well as the historic Haydon Bridge spanning the River Tyne. Fantastic transport links via road, bus and rail are connected to the village along the Tyne Valley to the East and West.

INTERNAL DIMENSIONS

Kitchen: 11'7 into alcove x 7'4 (3.53m x 2.24m)

Utility: 5'11 x 8'7 (1.80m x 2.62m)

Sun Room: 11'0 x 8'6 (3.35m x 2.59m)

Dining Room: 13'11 into alcove x 13'11 (4.24m x 4.24m)

Lounge: 16'0 into bay x 13'9 into alcove (4.88m x 4.19m)

Bedroom One: 12'9 into alcove x 15'7 (3.89m x 4.75m)

Bedroom Two: 12'10 into alcove x 13'11 (3.91m x 4.24m)

Bedroom Three: 7'4 x 8'1 (2.24m x 2.46m)

Bathroom: 7'2 x 4'7 (2.18m x 1.40m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

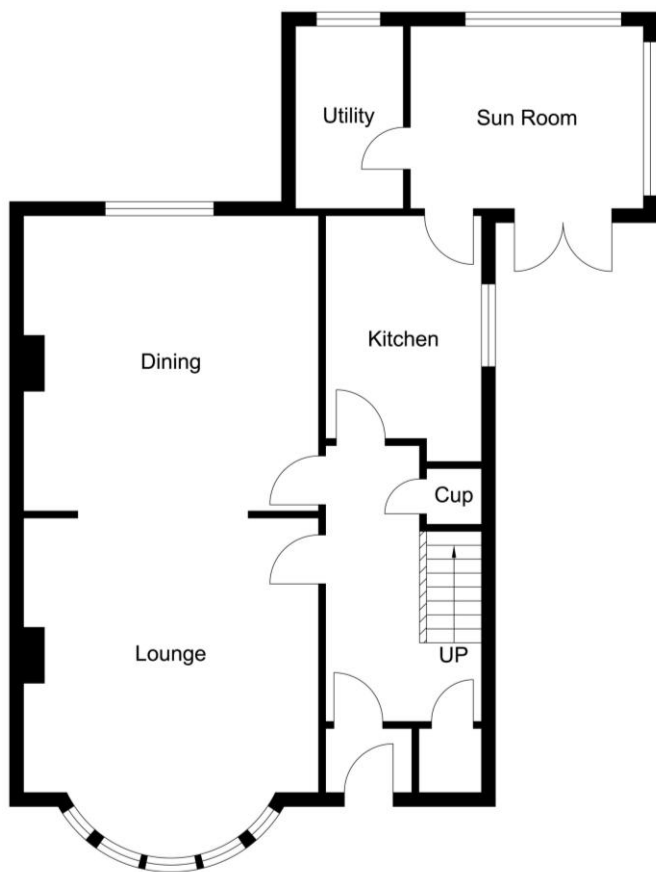
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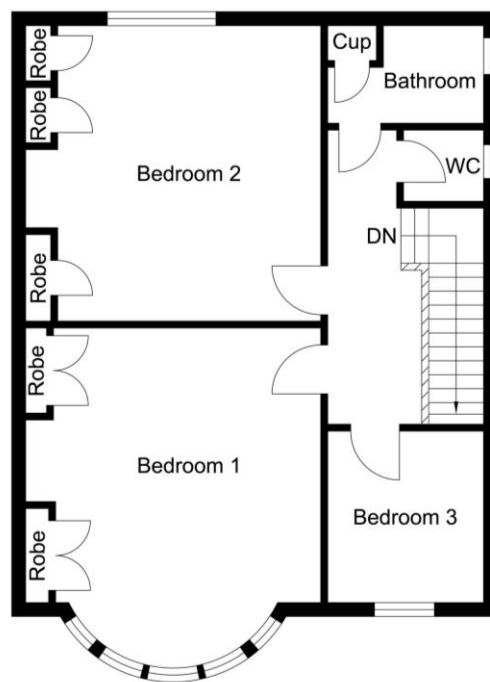
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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