



## Innerhaugh Mews

Haydon Bridge

- Detached Family Home
- Four/Five Bedrooms
- Garage
- Driveway Parking
- Garden
- En-Suite

Guide Price **£ 275,000**

01434 601616  
46 Priestpopple, Hexham, NE46 1PQ

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[hexham@rmsestateagents.co.uk](mailto:hexham@rmsestateagents.co.uk)

# Innerhaugh Mew, Haydon Bridge

Located close to the centre of Haydon Bridge is this modern detached family home.

The property comprises; Entrance Hall; Through Lounge; Study/Bedroom; Large Kitchen/Breakfast Room; Utility Room. To the first floor there are Four Double Bedrooms (master with En-Suite); Family Bathroom.

Externally, to the front of the property there is driveway parking for multiple cars as well as an integral garage. To the rear the garden is enclosed and mainly laid to lawn.

Viewing is highly recommended to appreciate this spacious accommodation.

## INTERNAL DIMENSIONS

Through Lounge: 7.67m x 4.19m

Study/Bedroom: 3.34m x 3.33m

Kitchen/Breakfast Room: 4.23m x 4.06m

Utility Room: 3.74m x 2.13m

Bedroom One: 4.34m x 3.75m

En-Suite: 3.16m x 3.03m

Bedroom Two: 7.63m x 4.19m

Bedroom Three: 4.25m x 3.16m

Bedroom Four: 3.34m x 3.27m

Bathroom: 3.28m x 2.78m

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Fired Central Heating

Broadband: Unknown

Mobile Signal / Coverage Blackspot: No

Parking: Driveway Parking

## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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: E**

**EPC RATING: C**

HX00006243.KW.LB.16.05.2024.V.1

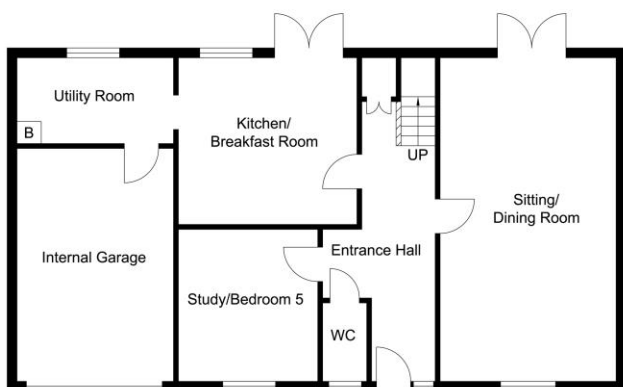
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

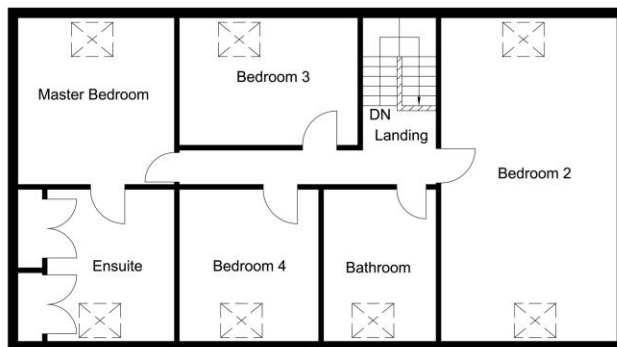
**16 Branches across the North-East**



# Innerhaugh Mews, Haydon Bridge



Ground Floor



First Floor

**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.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

