



- 2 Bed Semi Detached Bungalow
- Breakfasting Kitchen with French Doors
- Converted Utility/Garage
- Sought After Village
- Extended and Improved
- Refurbished Bathroom/WC with Shower
- Easy Maintenance Gardens
- Lounge with Contemporary Fireplace
- Shower/WC
- Driveway & Car Port

A superbly appointed and extended 2 bedroomed semi detached bungalow, within this sought after Tyne Valley village. Updated and improved to a high standard and recently re-roofed, the Reception Hall, with oak floor and dado rail, leads to the Lounge, with wall lights, and the focal point of which is a wall mounted contemporary electric fire. The 18' Breakfasting Kitchen is a fabulous room, with high gloss wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over and French doors opening to the rear garden. Bedroom 1 has a range of fitted wardrobes with mirror fronted sliding doors, wall lights and French doors to the rear garden. Bedroom 2 is to the front. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin, 'P' shaped bath with mains shower over, curved screen, fully tiled surrounds and chrome towel warmer. The Rear Hall has a door to the rear and there is a useful Shower/WC, with low level wc and shower cubicle with mains shower unit. The garage has been converted to a Utility/Work Room, with wall and base units, sink unit, combi boiler, plumbing for a washer and door to the front.

Externally, the Front Garden has an artificial lawn, with a range of plants and shrubs to the borders and a block paved driveway to the Car Port. The Rear Garden has patio areas, artificial lawn, a collection of plants and shrubs to the borders and garden shed.

Heddon-on-the-Wall is a sought after village with good local amenities including Primary School, local shops and pubs/restaurants. Heddon is also well placed for the A69, making it ideal for commuting into Newcastle, with good access to the Airport and other surrounding towns and villages.

**Reception Hall**

**Lounge 16'2 x 11'8 (4.93m x 3.56m)**

**Breakfasting Kitchen 18'2 x 9'4 (5.54m x 2.84m)**

**Bedroom 1 12'3 x 11'10 (max) (3.73m x 3.61m (max))**

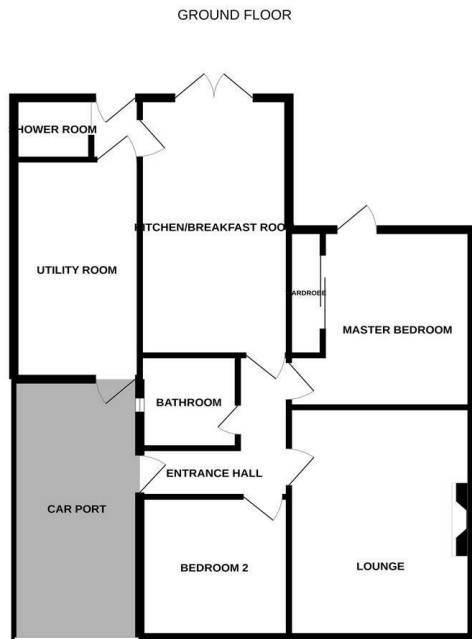
**Bedroom 2 9'9 x 9'8 (2.97m x 2.95m)**

**Bathroom/WC 6'4 x 5'8 (1.93m x 1.73m)**

**Rear Hall 5'3 x 2'8 (1.60m x 0.81m)**

**Shower/WC 4'8 x 4'8 (1.42m x 1.42m)**

**Utility Room/Garage 14'8 x 8'2 (4.47m x 2.49m)**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are for illustrative purposes only and do not constitute a guarantee. Measurements are approximate and are for illustration purposes only.

Energy Performance: Current C Potential B  
 Council Tax Band:  
 Distance from School:  
 Distance from Metro:  
 Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.