



- Semi Detached House
- 25ft Lounge/Dining Room
- Garage and Workshop
- Council Tax Band D

- Well Presented
- Kitchen with AGA
- Lovely gardens & Outlook

- 3 Bedrooms
- Bathroom WC
- Close to School



A fabulous 3 bedroom semi detached family house, delightfully situated at the head of a cul-de-sac, adjacent to the Primary School, with pleasant views to the front and backing onto common woodland. With gas fired central heating and sealed unit double glazing. The welcoming Entrance Hall, with Cloaks cupboard has stairs to first floor and door to the 25' dual aspect Lounge/Dining Room, the focal point being the log burning stove. From the Dining area Bi-Folding doors to rear garden. The Kitchen is fitted with a range of wall and base units, wood worktops and sink unit and featuring a 2 oven gas AGA. From the kitchen, door to the garage with roller access door and workshop area to the rear with door to the garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has sliding door wardrobes to one wall and window to front. Bedroom 2 also has fitted wardrobes and is to the rear, whilst Bedroom 3 currently a study is to the front. The Bathroom/WC is fitted with a suite in white with low level wc, wash basin and bath with shower unit and screen.

The Front Garden is lawned with a variety of plants and shrubs and trees and a spacious driveway to the garage. The delightful Rear Garden is ideal for family use, with stone patio, lawn, planted borders and backing onto beautiful common woodland.

Heddon-on-the-Wall is a sought after Tyne Valley village, with good local amenities, well placed for the A69, making it ideal for commuting east to Newcastle and Gateshead and west to Hexham and beyond.

**Entrance Hall**

**Cloakroom WC**

**Lounge/Dining Room**

**Kitchen**

**First Floor Landing**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

**Bathroom WC**

**Garage**

**Workshop**





Energy Performance: Current E Potential B

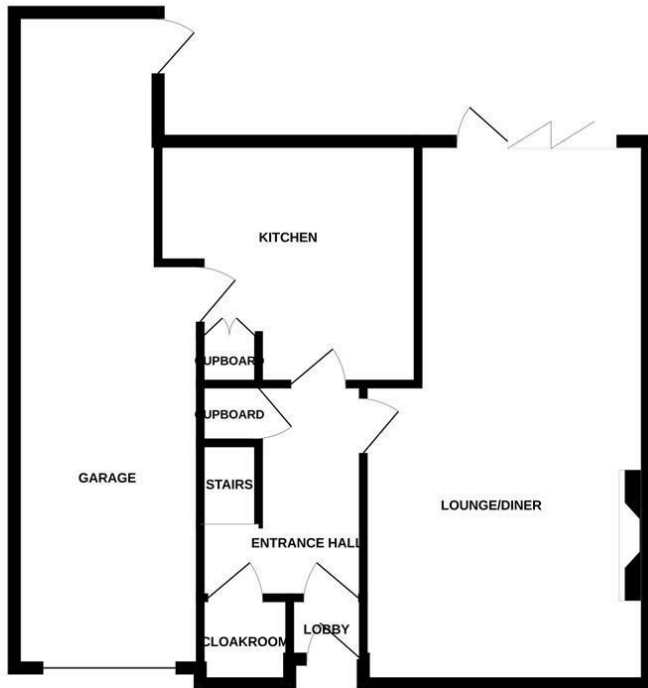
Council Tax Band: D

Distance from School:

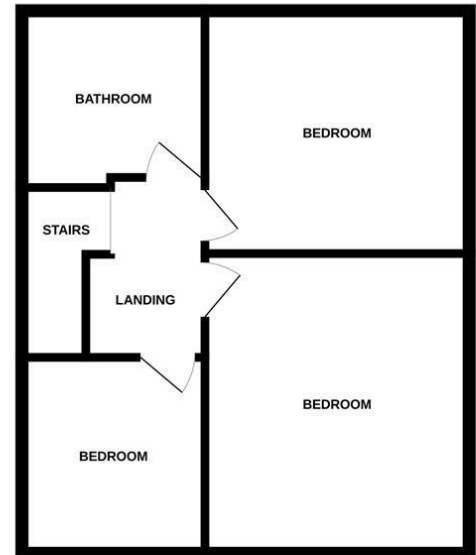
Distance from Metro:

Distance from Village Centre:

GROUND FLOOR



1ST FLOOR



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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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