



4



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3

- 4 Bed Semi Detached House
- Dining/Sitting Room with Bay
- Refurbished Bathroom with Shower
- Lovely Family Garden

- Extended & Improved
- Breakfast Room
- WC & Boxroom

- Lounge with Multi-fuel Stove
- Spacious Kitchen
- Garage with Electric Door

A well presented 4 bedroomed semi detached house, extended to offer spacious family accommodation, within a sought after location. With gas fired central heating and sealed unit double glazing, the Entrance Porch, with quarry tiled floor, leads to the Reception Hall, with cupboard, and on to the Lounge, the focal point of which is a multi-fuel stove set within a feature stone fireplace. Double doors open to the Dining/Sitting Room, with bay to the rear. There is a separate Breakfast Room which leads to the well fitted Kitchen, with a range of wall, base and display units with sink unit, split level oven, microwave, 4 ring gas hob, integral fridge and dishwasher with matching doors and door to the rear garden. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard and access to the loft. Bedroom 1 is to the front and has a good range of fitted wardrobes and drawer units. Bedroom 2 is to the rear and has built in wardrobes with storage cupboards over. Bedroom 3 also has built in wardrobes with storage over and is to the front, with Bedroom 4 also to the front. There is also a useful Box Room. The family Bathroom/WC has been refitted with a contemporary white suite, with modern chrome fittings and waterfall taps, with low level wc, pedestal wash basin, freestanding double ended bath with shower attachment and shower enclosure with rainhead and hand held showers. There is also a separate WC with low level suite. The Garage is attached with electric up and over door and cold water tap.

Externally, the Front Garden is lawned with a range of shrubs and block paved driveway to the garage. The West facing Rear Garden is ideal for family use, with patio, lawn, attractive shrubs and plants to the borders, greenhouse and cold water tap.

Heddon-on-the-Wall is a sought after village within the Tyne Valley. With excellent local amenities including a good Primary School, the village is well placed for the A69, making it ideal for commuting.

Entrance Porch 6'2 x 4'6 (1.88m x 1.37m)

Reception Hall 12'6 x 6'4 (3.81m x 1.93m)

Lounge 14' x 12'8 (4.27m x 3.86m)

Dining/Sitting Room 15'6 x 10'8 (4.72m x 3.25m)

Breakfast Room 9'6 x 9'2 (2.90m x 2.79m)

Kitchen 14'9 x 8'3 (4.50m x 2.51m)

First Floor Landing

Bedroom 1 12'6 x 11'9 (3.81m x 3.58m)

Bedroom 2 12'2 x 7'10 (3.71m x 2.39m)

Bedroom 3 11'9 x 7'9 (3.58m x 2.36m)

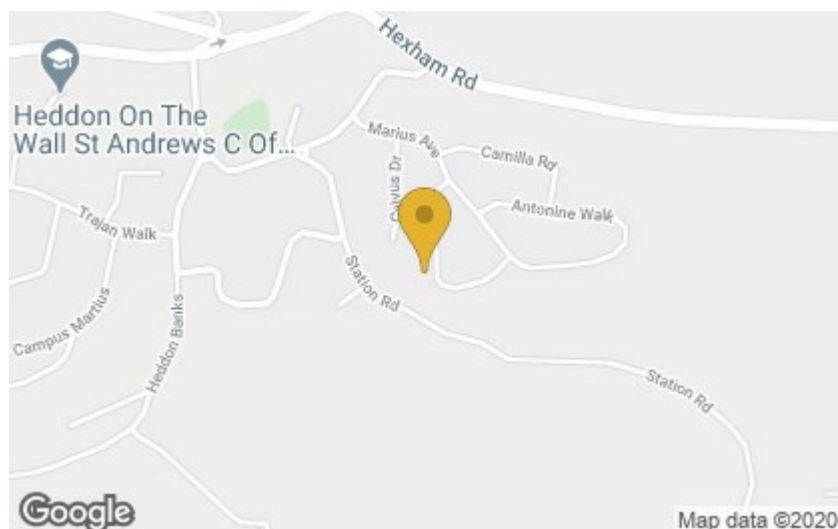
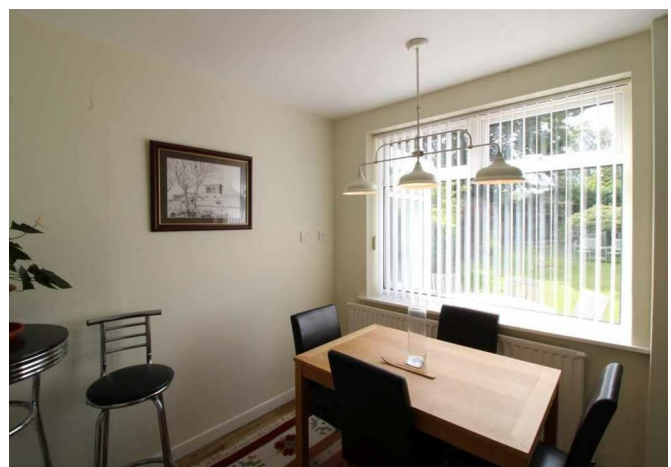
Bedroom 4 8'2 x 9'3 (max) (2.49m x 2.82m (max))

Box Room 7' x 5'6 (2.13m x 1.68m)

Bathroom/WC 10'2 x 9'3 (3.10m x 2.82m)

WC 5'7 x 2'8 (1.70m x 0.81m)

Garage 17'6 x 8'2 (5.33m x 2.49m)



Energy Performance: Current E 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.