



- Convenient Location
- 25ft Lounge/Dining Room
- Garage
- Council Tax Band D / EPC Rating TBC

- Refurb Potential
- Kitchen
- Lovely Views

- 3 Bedrooms
- Bathroom & WC
- Woodland to Rear

A 3 bedroom semi detached family house, situated in a cul-de-sac location, 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 spacious Entrance Hall, with Cloaks cupboard has stairs to first floor and door to the dual aspect Lounge/Dining Room, the focal point of the lounge is a tradition style feature fire surround. From the Dining area, door to kitchen. The Kitchen is fitted with a range of wall and base units, sink unit, space for cooker, space and plumbing for washing machine and a shelved pantry. From the kitchen, door and steps down to the garage with timber access doors and workshop area to the rear with gas central heating boiler and door to the rear garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a lovely view to the front. Bedroom 2, also a double and fitted with a range of bedroom furniture and is to the rear, whilst Bedroom 3 currently used as a study is to the front also with a wonderful view. The Bathroom is fitted with a suite in white with wash basin and bath with shower over and a separate wc.

The Front Garden is lawned with a variety of plants and shrubs and trees with driveway to the garage. The delightful Rear Garden is ideal for family use, with patio, lawn, 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 Lobby

Entrance Hallway 8'9" x 7'6" (2.676 x 2.311)

Lounge 13'5" x 13'1" (4.097 x 3.996)

Dining Area 11'5" x 10'9" (3.494 x 3.291)

Kitchen 11'10" x 11'3" (3.610 x 3.450)

Garage 18'10" x 8'5" (5.750 x 2.574)

Bedroom 1 13'6" x 12'9" (4.120 x 3.895)

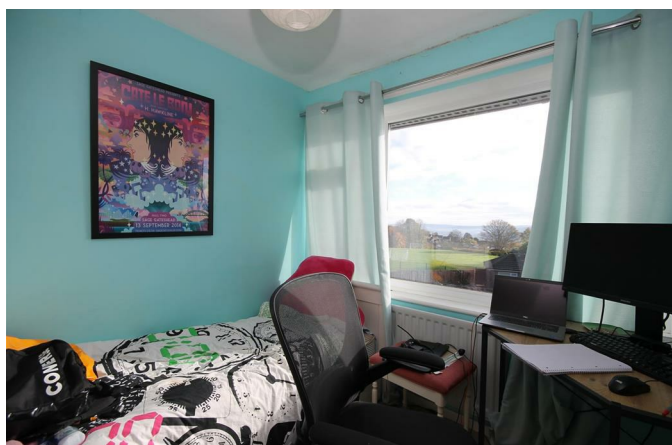
Bedroom 2 12'7" x 11'5" (3.859 x 3.492)

Bedroom 3 8'1" x 7'7" (2.481 x 2.335)

Bathroom 8'5" x 5'4" (2.589 x 1.648)

Separate WC 5'4" x 2'7" (1.630 x 0.798)





Energy Performance: Current Potential

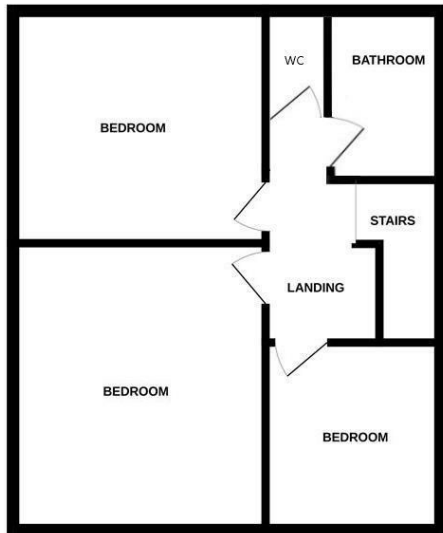
Council Tax Band:

Distance from School:

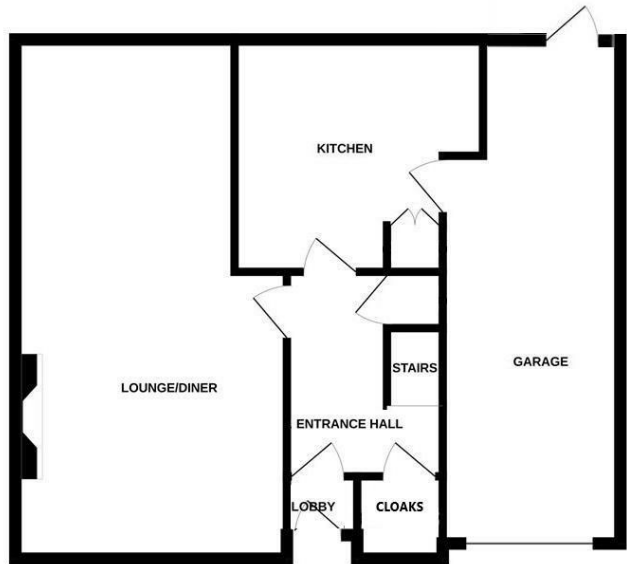
Distance from Metro:

Distance from Village Centre:

1ST FLOOR



GROUND FLOOR



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.