



**CENTURION WAY, HEDDON-ON-THE-WALL, NEWCASTLE UPON TYNE**

**£214,950**

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RESIDENTIAL





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Brunton Residential are thrilled to present this well-presented semi-detached three-bedroom home, which is located in the popular commuter village of Heddon-on-the-Wall, on the western edge of Newcastle. The village offers a blend of countryside charm and modern convenience, with easy access to the A69 for commuting to Newcastle, Gateshead, Hexham, and beyond. Heddon sits along Hadrian's Wall, a UNESCO World Heritage site, and is surrounded by beautiful countryside, making it ideal for outdoor enthusiasts.

Local amenities include traditional pubs, a bakery, café, village shop, and a highly regarded primary school (St Andrew's C of E). Wylam Railway Station provides quick links to Newcastle, and Newcastle International Airport is under 10 miles away. Quarry House is situated on the village's outskirts, offering a peaceful setting with nearby access to walking routes, leisure facilities, and the Close House Golf Club.

For education, Heddon-on-the-Wall offers a First School, while nearby Ponteland and Newcastle provide a variety of schools, including private options. The location is well connected, with easy access to the A69, A1, and M6, as well as rail links from Wylam Station to major UK cities.

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The accommodation opens with French doors leading into a bright and spacious living room, filled with natural light. A excellent double-fronted wood-burning stove serves as a focal point, also providing heat to the adjoining dining room, which is both well-proportioned and tastefully decorated. To the rear, the kitchen is of a good size and features modern wall and base cabinetry, integrated appliances including a hob, oven, extractor, and stainless steel sink with a mixer tap. There is ample space for additional appliances, as well as a breakfast bar area. An internal door provides access to the rear of the property, leading to a hallway with stairs to the first floor.

Upstairs, the property offers two generously sized double bedrooms, both benefiting from elevated views over the Tyne Valley. There is also a third room, ideal for use as a child's bedroom, home office, or guest room, along with a convenient storage space. The family bathroom is fitted with a bath and shower over, a wash basin, and WC, with partially tiled walls and a heated towel rail, providing a practical and well-organised space.

Externally, the property continues to impress with a spacious rear garden, predominantly gravelled, featuring a decking area and enclosed by fencing. The garden also includes a useful outbuilding, perfect for storage, a workshop, or a hobby space. To the front, the south-facing garden offers privacy with hedged boundaries and a gravelled seating area, ensuring plenty of sunlight throughout the day. Additional storage is available in the fully boarded attic, providing excellent extra space.

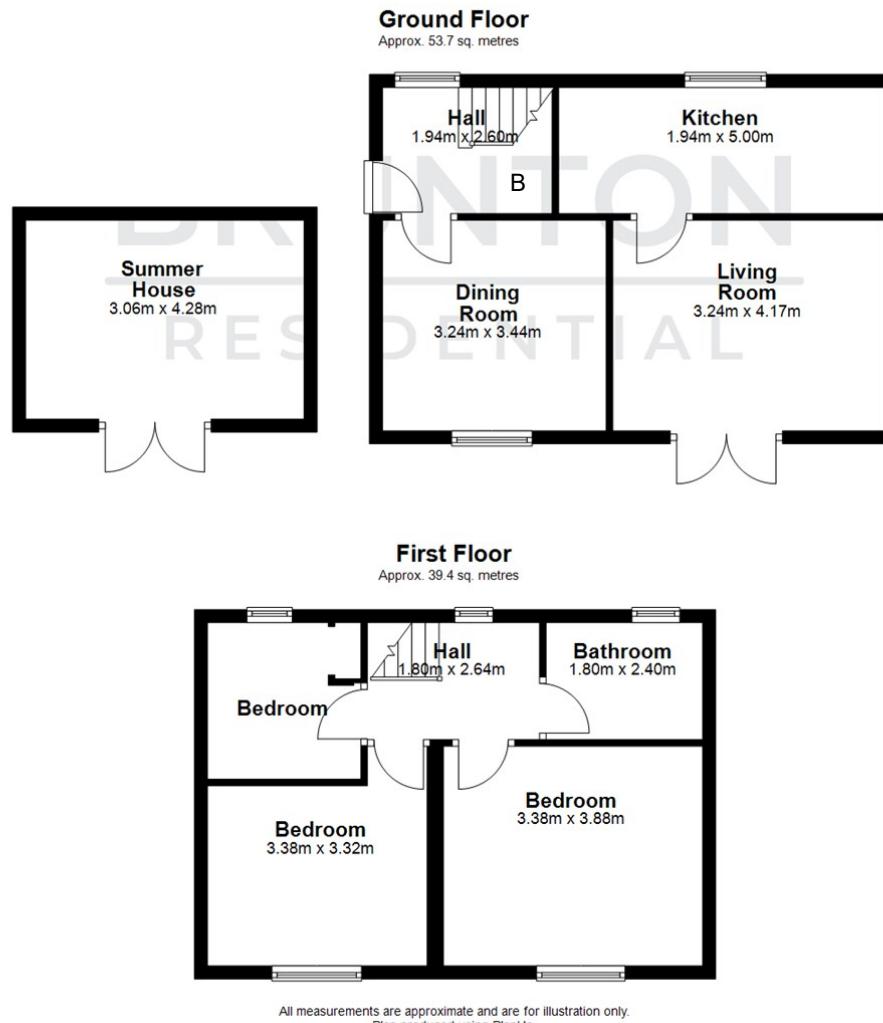


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TENURE : Freehold



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	