



- 2 Bed Semi Detached Bungalow
- Scope for Cosmetic Updating
- Dining Room/3rd Bedroom
- 20' Garage; Ft & Rr Gardens

- Deceptively Spacious
- 21' Lounge with Fireplace
- Breakfasting Kitchen

- Wonderful Tyne Valley Views
- Conservatory overlooking Garden & Valley
- Bathroom/WC with Shower

A 3 bedroomed semi detached bungalow providing deceptively spacious accommodation, with fine views over the Tyne Valley. With gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating and is therefore a wonderful opportunity to create a superb property to the purchasers' own taste and requirements. The Entrance Porch, with tiled floor, leads to the Reception Hall, with wall lights and cloaks cupboard and on to the 21' Lounge, the focal point of which is a coal effect real flame gas fire with back boiler and attractive stone surround with slate hearth. There are wall lights and patio doors open to the Conservatory, with beautiful open views and doors leading to the rear garden. The Dining Room makes an excellent 3rd bedroom and also has a lovely outlook. There is a small Inner Hall and the Breakfasting Kitchen is fitted with wall, base and display units with sink unit, split level oven, microwave, 4 ring gas hob with extractor over. Bedroom 1 is to the rear and has a good range of fitted wardrobes with central dressing table and storage cupboards over. Bedroom 2 has wall to wall wardrobes with mirror fronted sliding doors and is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over. The 20' Garage is attached with up and over door, utility area and door to the side.

Externally, the generous Front Garden is gravelled and partly paved, with a collection of shrubs and a driveway to the garage. The Rear Garden is South facing, mainly gravelled, with patio and borders well stocked with plants and shrubs, shed and greenhouse.

Heddon-on-the-Wall is a charming village in the beautiful Tyne Valley, within excellent commuting distance to Newcastle and Hexham via the A69 and good local amenities including Primary School and local shop, pubs and restaurants.

**Entrance Porch 9' x 5'10 (2.74m x 1.78m)**

**Reception Hall**

**Lounge 21'8 x 12'2 (6.60m x 3.71m)**

**Conservatory 16'5 x 7'2 (5.00m x 2.18m)**

**Dining Room 11'9 x 7'9 (3.58m x 2.36m)**

**Inner Hall**

**Breakfasting Kitchen 13'8 x 9'3 (4.17m x 2.82m)**

**Bedroom 1 15'3 x 11'2 (max) (4.65m x 3.40m (max))**

**Bedroom 2 10'4 x 10'9 (max to back of 'robes) (3.15m x 3.28m (max to back of 'robes))**

**Bathroom/WC 8'3 x 7'6 (max) (2.51m x 2.29m (max))**

**Garage 20'8 x 8'8 (6.30m x 2.64m)**



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.