



**2**



**1**



**1**

- GROUND FLOOR FLAT
- Kitchen
- Council Tax Band A

- 2 Bedrooms
- Shower Room WC
- EPC Rating C

- Living Room
- Garden
- No Onward Chain



A spacious 2 bedroom GROUND FLOOR flat, in a pleasant location, within this sought after village. With gas fired central heating and sealed unit double glazing. The Entrance Hall has three good sized, built in storage cupboards. To the front is the spacious Lounge with electric fire set within a traditional style fire surround. The Kitchen is to the rear and fitted with a range of wall and base units, sink unit, split level oven, 4 ring induction hob, space for fridge/freezer and space for washer and dryer. Bedroom 1 is to the front and has sliding door fitted wardrobes to one wall. Bedroom 2 is to the rear. The Shower Room/WC has a low level wc, pedestal wash basin, and shower enclosure. Externally, there is a share of the west facing Rear Garden.

Heddon-on-the-wall is a lovely village, with local shops, pubs and school. The area is well placed for the A69, making it ideal for commuting east to Newcastle city centre and west to Hexham.

**Entrance Hall**

**Living Room 11'8" x 15'9" (3.564 x 4.821)**

**Kitchen 9'9" x 9'1" (2.986 x 2.774)**

**Bedroom 1 7'8" x 12'9" (2.357 x 3.911)**

**Bedroom 2 8'0" x 8'5" (2.459 x 2.574)**

**Shower Room 9'9" x 5'4" (2.986 x 1.636)**



*\*Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current C Potential C

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

*Please note all sizes and distances are approximate.*

**2024  
WINNERS**

**ESTAS**

*Verified reviews from our clients*





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.