



3



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- Semi Detached Bungalow
- Breakfasting Kitchen
- Wonderful Views
- EPC Rating D

- 3 Bedrooms
- Utility Room
- Front and Rear Gardens

- Living Room
- Garage
- Council Tax Band D

A beautifully presented, 3 bedroom semi detached bungalow, in a desirable location with wonderful views. The welcoming entrance hall has attractive wood flooring, two built-in storage cupboards and doors to all rooms. To the front is a magnificent 22ft, Living/Dining Room with large windows with wonderful views and a real flame gas fire with stone style surround. The Breakfasting Kitchen, is fitted with modern style wall and base units with sink unit, gas hob with extractor, electric oven and dishwasher. From the kitchen, door to the Utility Room with plumbing for a washing machine and door to the rear garden. All three bedrooms are to the rear with Bedroom 1 having fitted wardrobes. The shower room/WC has been superbly refitted with a wash basin with drawer storage, wc, bidet, and wet room shower. There is also an integral Garage with up and over access door.

Externally, the Front Garden is landscaped with artificial lawn, a range of shrubs and plants and a driveway provides off street parking and leads to the garage. The Rear Garden features a good sized patio, lawn, and a selection of trees, shrubs and plants to beds and borders.

Heddon-on-the-Wall is situated in the Tyne Valley. There is a Primary School, shops, pubs and good access to the A69, making it ideal for commuting into Newcastle, to Hexham or to the Airport.



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





Energy Performance: Current D Potential C

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

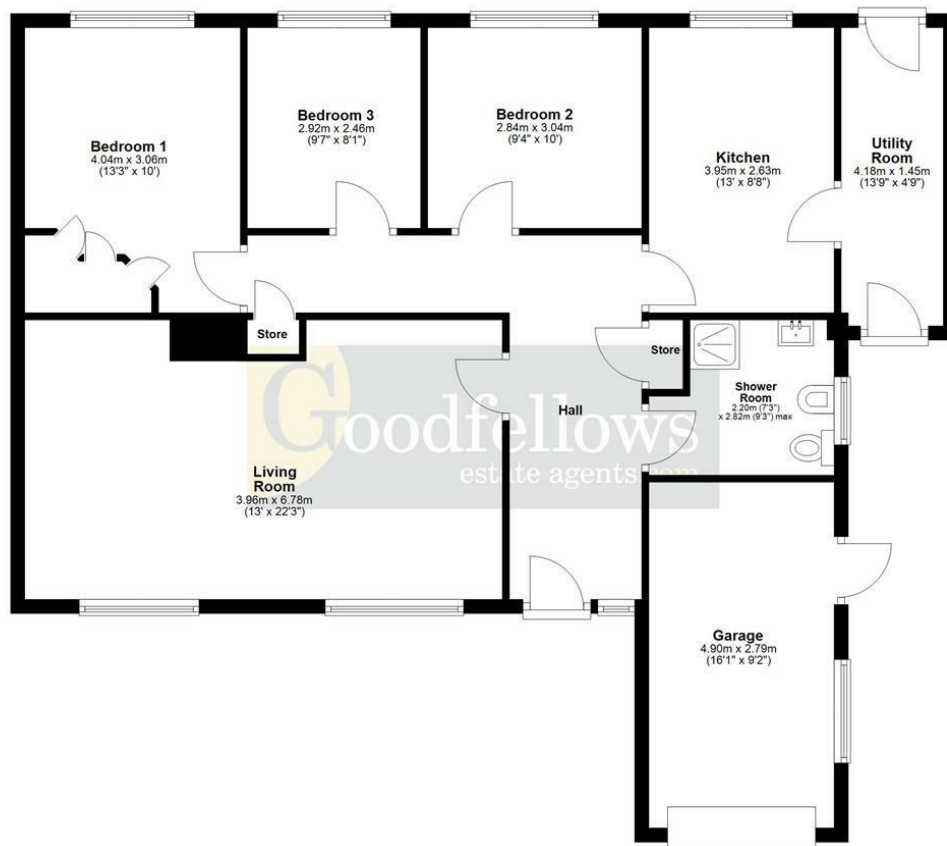
Please note all sizes and distances are approximate.

**2024
WINNERS**

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Ground Floor



Total area: approx. 109.2 sq. metres (1175.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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