



47 Centurion Way

Heddon-on-the-wall, Newcastle Upon Tyne, NE15 0BY

youngsRPS 

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Situated on a corner plot with lovely gardens, this three bedroom family home must be viewed to be appreciated and enjoy the views.

- Semi detached property
- 3 bedrooms
- Village location
- Mature gardens
- Triple glazing
- Well presented throughout
- Spectacular views
- Energy efficiency rating C



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Youngs Hexham 01434 608980



DESCRIPTION

The property is located in a sought-after location within the pretty village of Heddon on the Wall, boasting ample space and practical features. The property offers a comfortable living experience for families of all sizes. The well-maintained interior includes modern fixtures and fittings together with mature well stocked gardens. The property benefits from triple glazing and gas central heating to radiators, there is attractive laminate to the ground floor and is offered for sale with no forward chain.

The front door opens into a light, bright and spacious reception hall with window to the side elevation and glass banister to first floor, there is under stairs storage. The dining room has a bow window and leads to a pleasant sitting room with bow window and built in media/ shelving unit.

The kitchen is fitted with an excellent range of wall and base units with contrasting work surfaces and tiled splashback, stainless steel sink unit and drainer with mixer tap over, integral electric hob and oven, plumbing for washing machine and space for a fridge. The first floor has three bedrooms, the principle bedroom has wall to wall fitted wardrobes. The bathroom has a double walk in shower, vanity unit with hand basin having mixer tap and wc, wall mounted glass fronted cabinet, marine boarding to walls,

recessed lighting and two frosted glass windows. The property has external insulation with a boarded loft and inbuilt ladders.

Externally the gardens are a particular lovely feature of the property, with a degree of privacy laid to lawn with mature well stocked borders, shrubs, vegetable plot, patio and seating areas, timber gardens shed and outbuilding for storage.

LOCATION

The desirable village of Heddon on the Wall offers many different amenities, including shops, a library, two public houses, petrol station and a first school. The nearby village of Wylam offers a railway station with regular trains to Newcastle and Carlisle. Excellent road links via the A69, East towards Newcastle and West towards Hexham and Carlisle.

SERVICES

Mains electricity, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band B

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

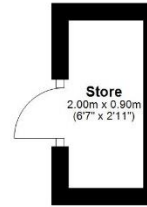
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



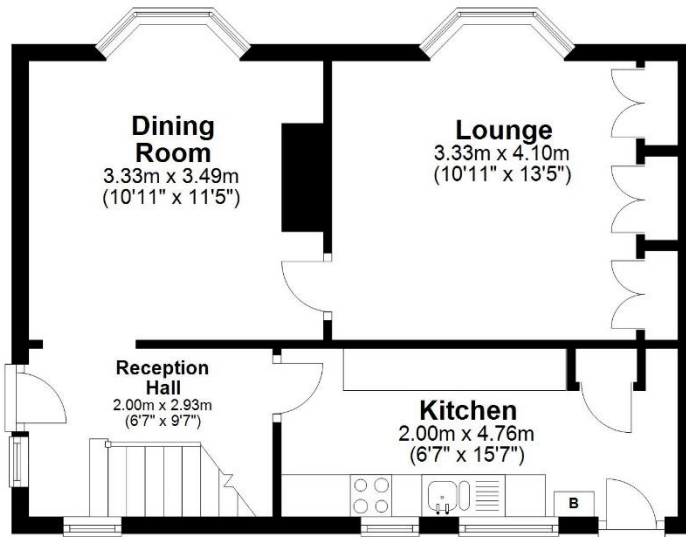
Outbuilding

Approx. 1.8 sq. metres (19.4 sq. feet)



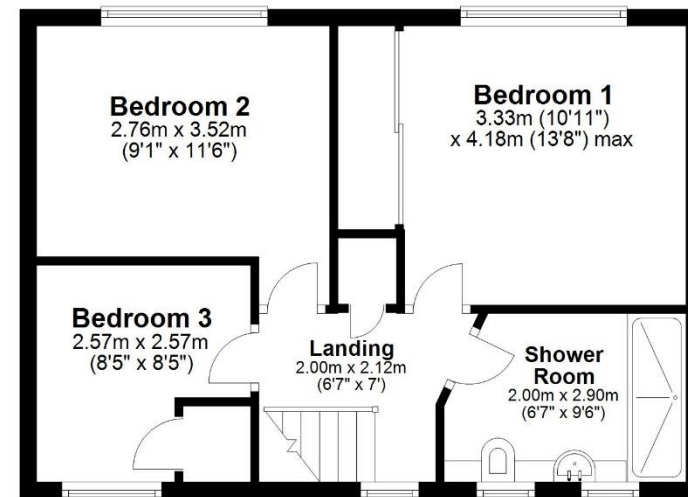
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.3 sq. feet)

47 Centurion Way, Heddon On The Wall

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201

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