



ROOK
MATTHEWS
SAYER

Antonine Walk, Heddon -on-the-Wall
Asking Price:- £340,000

Antonine Walk, Heddon-on-the-Wall, NE15 0EE

- Semi detached bungalow
- Three bedrooms

- Kitchen and utility room
- Lounge/dining area

- Bathroom/w.c
- Gardens to three sides

£340,000

A fabulous opportunity to purchase this semi detached three bedroom bungalow, within this highly sought after location.

The spacious entrance hall gives access to the open plan lounge which features a large floor to ceiling double glazed window and log burner with stone hearth, dining area and modern fitted kitchen. The modern kitchen offers a range of integrated appliances including hob, oven, microwave and dishwasher. There is also a utility room with plumbing for an automatic washing machine. The property offers three bedrooms, one of which is currently used as a second reception room and modern fitted bathroom with four piece bathroom suite.

Externally there are gardens to three sides. The front is mainly laid to lawn with driveway to side. There is a decked seating area to the side with steps down to the lawn and outhouse.

Heddon-on-the-Wall is a desirable Tyne Valley village with good local amenities including primary school, restaurant and pubs. The village is convenient for the A69 making it ideal for access to Newcastle International Airport or for commuting into Newcastle upon Tyne.

Hall
Central heating radiator and loft access.

Open plan lounge, dining room and kitchen
Lounge/dining area 28' 9" Max x 15' 11" Max
(8.76m x 4.85m)

Three double glazed windows, high ceilings, double glazed door to the garden, central heating radiator and log burner with stone hearth.

Kitchen area 13' 7" Max x 8' 7" Max (4.14m x 2.61m)
Fitted with a range of wall and base units with work surfaces over, sink with mixer tap and drainer, integrated appliances including dishwasher, hob, oven and microwave, fridge/freezer, vertical central heating radiator, double glazed window, two sky light windows, breakfast bar and door to:-

Utility Room 8' 7" Plus door recess x 5' 6" Max
(2.61m x 1.68m)
Fitted with wall and base units with work surfaces over, plumbing for an automatic washing machine and door to external.

Bathroom/w.c
Fitted with a four piece bathroom suite comprising low level w.c set in vanity unit with concealed cistern, vanity wash hand basin, bath with shower mixer tap, double shower cubicle, chrome heated towel rail, recessed downlights, extractor fan and tiled walls.

Bedroom 14' 10" Max x 11' 10" Into alcove (4.52m x 3.60m)
(Currently used as second reception room)
Double glazed picture window to the front, central heating radiator and feature fireplace.

Bedroom 13' 1" x 11' 10" (3.98m x 3.60m)
Double glazed window and a central heating radiator.

Bedroom 13' 0" Max x 9' 3" Max
(3.96m x 2.82m)
Double glazed window and a central heating radiator.

Externally

Gardens to the front and side with a decked area to the rear. The front is mainly laid to lawn with driveway providing off street parking. There is a decked seating area to the side with steps down to lawn area and outhouse.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains - Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

WD7791/BW/EM/01.07.2024/V.1



120 Roman Way, West Denton, NE5 5AD westdenton@rmsestateagents.co.uk

0191 267 1031 www.rookmatthewssayer.co.uk

16 Branches across the North-East

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyer must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatsoever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



