



## Antonine Walk, Heddon-on-the-Wall

- Semi detached bungalow
- Two bedrooms
- Conservatory
- Kitchen and utility room
- Bathroom/w.c
- No onward chain

**£230,000**



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

Offering no onward chain is this semi detached bungalow situated on Antonine Walk in Heddon-on-the-Wall.

The property offers vacant possession and briefly comprises an entrance hall leading to the lounge, kitchen, utility room and conservatory. There is also two bedrooms and a four-piece bathroom suite.

Externally there are front and rear gardens. The front is paved with driveway to side leading to the single garage. The rear is enclosed and mainly laid to lawn with paved patio area.

The property is ideally placed for the local amenities in Heddon on the Wall - village pub/restaurant, nearby is Close House Golf Course and village Petrol Station/garage. There is easy access to the A69 for the Tyne Valley and Newcastle city centre, and the A1 for commuting throughout the region.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

#### Hall

Two central heating radiators and loft access.

#### Lounge 14' 3" x 12' 0" (4.34m x 3.65m)

Double glazed window to the front, central heating radiator, fitted fireplace and coving to ceiling.

#### Kitchen 14' 9" Max plus recess x 8' 9" Plus door recess (4.49m x 2.66m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, integrated gas hob with oven below and extractor hood over, tiled flooring, central heating radiator, double glazed window, and door to:-

#### Utility Room 8' 4" Plus door recess x 8' 4" Max (2.54m x 2.54m)

Central heating boiler, storage cupboard and door leading to the rear garden.

#### Conservatory 12' 11" Max plus door recess x 8' 5" Max (3.93m x 2.56m)

Tiled flooring, central heating radiator, double glazed windows and doors leading to the rear garden.

#### Bathroom/w.c

Fitted with a four piece bathroom suite comprising low level w.c, panel bath with shower mixer tap, shower cubicle, pedestal wash hand basin, recessed downlights, storage cupboard, tiled walls, central heating radiator and a double glazed window.

#### Bedroom One 13' 0" Max x 12' 1" Including wardrobes plus recess (5.18m x 3.68m)

Double glazed window, central heating radiator, coving to ceiling and fitted wardrobes.

#### Bedroom Two 9' 8" x 9' 2" (2.94m x 2.79m)

Double glazed window to the front, central heating radiator and coving to ceiling.

#### Externally

##### Front Garden

Paved garden to the front with driveway to side leading to the single garage.

##### Rear Garden

Enclosed lawn garden with paved patio area.

#### Garage 17' 0" x 8' 0" Plus recess (5.18m x 2.44m)

Door width 7' 3" approximately (2.21m)

Power, lighting, and double doors.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway and Garage

#### 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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

COUNCIL TAX BAND: D

EPC RATING: D

WD7623/BW/EM/14.02.2024/V.1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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