



ROOK
MATTHEWS
SAYER

Aquila Drive, Heddon-on-the-Wall
Asking Price: £325,000

Aquila Drive, Heddon-on-the-Wall, NE15

- Semi detached bungalow
- Two spacious bedrooms

- No onward chain
- Breakfasting Kitchen

- Ducted air heating and underfloor heating
- Front and rear gardens, single garage

Asking Price: £325,000

Offering no onward chain is this spacious semi detached bungalow situated on Aquila Drive in Heddon on the Wall.

Internally the property briefly comprises an entrance porch with access to hallway and garage, lounge with double glazed windows offering wonderful views over the Tyne Valley. A good sized breakfasting kitchen, study and rear lobby with door leading to the rear garden. From the main hallway there is access two spacious double bedrooms, the main bedroom has fitted wardrobes. There is a modern fitted shower room/W.C which is fitted with a corner shower cubicle, vanity wash basin and WC.

Externally, the front garden is landscaped with lawn, a range of shrubs and plants and a driveway provides off street parking and leads to the garage. The rear garden is also landscaped with patio, lawn, and a selection of trees, shrubs, and plants to borders.

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

Agent Note: - 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

Entrance Porch

Double glazed windows and door to hall. Door to garage.

Hall

Storage cupboard.

Shower room/W.C

Fully tiled with a low level W.C, vanity wash hand basin, corner shower cubicle, heated towel rail, loft access and a double glazed window.

Lounge 19' 11" Max x 12' 11" Into alcove (6.07m x 3.93m)

Two double glazed windows and feature fireplace with inset, surround and hearth.

Kitchen 12' 10" Max x 8' 10" Max (3.91m x 2.69m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated hob with oven below, double glazed window to the rear and door leading to:-

Rear Lobby

Doors leading to rear garden and study.

Study/Sun room 10' 9" Plus recess x 8' 2" Max (3.27m x 2.49m)

Double glazed windows to the side and rear.

Bedroom One 13' 5" Into wardrobes x 13' 3"

Including airing cupboard (4.09m x 4.04m)

Two double glazed windows to the front, airing cupboard and fitted wardrobes.

Bedroom Two 13' 7" x 9' 5" (4.14m x 2.87m)

Double glazed windows to the front.

Externally

Front Garden

Paved driveway providing off street parking leading to the single garage. There is also lawn and gravel area.

Rear Garden

Enclosed split-level garden with paved seating area and steps down to lawn and gravel.

Garage 15' 11" x 8' 1" (4.85m x 2.46m)

7' 0" (2.13m) Door width

Up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas ducted air and under floor heating

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway and on street parking

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

EPC RATING: D

COUNCIL TAX BAND: D

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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.



