



Calvus Drive, Heddon-on-the-Wall

- End Terrace House
- Three bedrooms
- Kitchen/Diner
- Bathroom/W.C
- Gardens to all sides

£195,000



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ROOK
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SAYER

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Cavlus Drive, Heddon-on-the-Wall, NE15 0DZ

We are pleased to offer for sale this exceptional semi-detached house for sale, ideal for first-time buyers and families alike. The property offers a comfortable living arrangement with three generously-sized bedrooms, making it the perfect family home.

Internally the accommodation comprises an entrance lobby leading to lounge, kitchen/diner with access to the rear garden. To the first floor there are three bedrooms and a bathroom/W.C.

Situated in a location with excellent public transport links, this semi-detached house also offers the convenience of nearby schools. Local amenities are just a short walk away, ensuring you have everything you need right on your doorstep.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby
Central heating radiator.

Lounge 16' 6" Max x 13' 5" Plus stairs (5.03m x 4.09m)
Double glazed window to the front, central heating radiator and feature fireplace.

Kitchen/diner 16' 7" Max x 8' 10" Max (5.05m 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, plumbing for automatic washing machine, integrated hob with extractor hood over, eye level oven and grill, central heating radiator, two double glazed windows and door leading to rear garden.

Landing
Central heating radiator, storage cupboard and loft access.

Bedroom One 13' 5" Max plus recess x 8' 6" Plus recess (4.09m x 2.59m)
Double glazed window to the front, central heating radiator and built in wardrobes.

Bedroom Two 9' 9" Max plus wardrobes x 8' 11" Plus recess (2.97m x 2.72m)
Double glazed window to the rear, central heating radiator and built in wardrobes.

Bedroom Three 8' 6" x 7' 9" (2.59m x 2.36m)
Double glazed window to the front and a central heating radiator.

Bathroom/W.C.
Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over, chrome heated towel rail and a double glazed window to the rear.

Externally
Front Garden
Lawn garden with paved path to entrance.

Rear and Side Garden
Enclosed lawn garden.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: No
Mobile Signal Coverage Blackspot: No
Parking: 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: TBC
COUNCIL TAX BAND: B

WD8197/BW/EM/07.04.2025/V.1



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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.

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