



Antonine Walk, Heddon-on-the-Wall

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

Offers Over £220,000



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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		

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 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 buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever 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.

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