



Keepers Cottage Heddon on the Wall

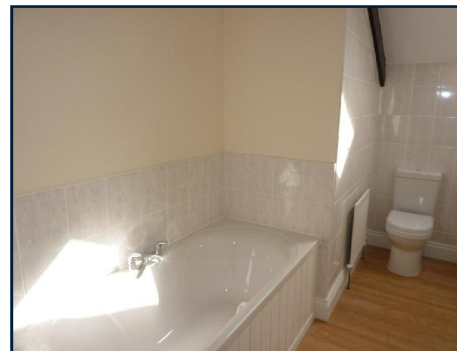
A refurbished two bedroomed stone built end terraced cottage conveniently situated within this sought after village. With extensive distant views from some windows the property has been extensively modernised with gas fired central heating and new wiring allowing the successful purchaser to choose the kitchen units giving them an excellent opportunity to put their own stamp on this superb property. The accommodation briefly comprises reception hall, 20 ft lounge with lovely inglenook fireplace with solid mantle shelf over, breakfasting kitchen, spacious first floor landing, two bedrooms and bathroom/wc with separate shower. There is a generous garden to the front with parking area. Ideal for the first time purchaser, couple, small family or someone moving down from a larger property. Internal inspection is considered essential to fully appreciate this most attractive property.

Offers in the region of
£175,000

ROOK
MATTHEWS
SAYER

Ash House
Bell Villas Ponteland
Newcastle Upon Tyne
NE20 9BE

Professional Property People



Tel: 01661 860228

Fax: 01661 860380

www.rookmatthewssayer.co.uk

Keepers Cottage, Heddon on the Wall. NE15 0DR

Heddon on the Wall is a delightful village with good local amenities well placed for access to other towns and villages in the Tyne Valley as well as being within commuting distance of Newcastle upon Tyne and Newcastle International Airport.

RECEPTION HALL with double glazed front door and tiled floor

LOUNGE 15' 0" (4.57m) x 20' 10" (6.35m) max lovely inglenook fireplace with solid mantle shelf over, stone flagged floor, double panelled central heating radiator, stairs to first floor landing, window to front.

BREAKFASTING KITCHEN 16' 8" (5.08m) x 9' 5" (2.87m) inset stainless steel sink unit to round edged work surfaces, double panelled central heating radiator, double glazed windows to side and front. This room is wired and plumbed ready for the installation of the purchaser's choice of units.

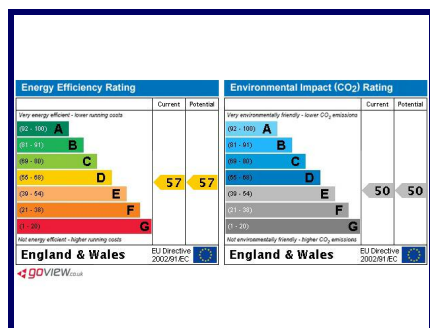
FIRST FLOOR LANDING a spacious landing with beamed ceiling

BEDROOM ONE 16' 8" (5.08m) x 9' 8" (2.95m) central heating radiator, double glazed window to front and side with lovely far reaching views.

BEDROOM TWO 11' 0" (3.35m) x 13' 9" (4.19m) max Beamed ceiling, central heating radiator, double glazed window to front.

BATHROOM/WC refurbished with four piece bathroom suite in white with modern chrome fittings comprising; low level wc, pedestal wash hand basin with fully tiled surrounds, double ended panelled bath with tiled surrounds and fully tiled shower cubicle with mains shower unit, central heating radiator, double glazed roof light to front

EXTERNALLY the garden is lawned, shed and parking space.



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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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