



- 2 Bed Ground Floor Flat
- Spacious Lounge
- Pleasant Cul-de-Sac
- Council Tax Band B

- Available NOW
- Fitted Kitchen
- Sought After Village

- Well Presented
- Bathroom/WC with Shower
- Children & Pets Welcome

A well presented 2 bedroomed first floor flat, in a pleasant cul-de-sac location, within this sought after village. Available unfurnished, children and some pets are welcome. With gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs up to the First Floor Landing, with storage cupboard. The spacious Lounge is to the front. The Kitchen is fitted with a range of wall and base units, sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge/freezer with matching door and an auto washer. Bedroom 1 is to the front and has a built in wardrobe. Bedroom 2 is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over, screen, panelled and tiled surrounds and chrome towel warmer. Externally, there is a maintained Rear Garden.

Rowan Drive is a well established residential area, with good local schools for all ages. Ponteland has a wide choice of shops, excellent variety of pubs and restaurants and selection of sports and leisure facilities. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airport.

Entrance Hall

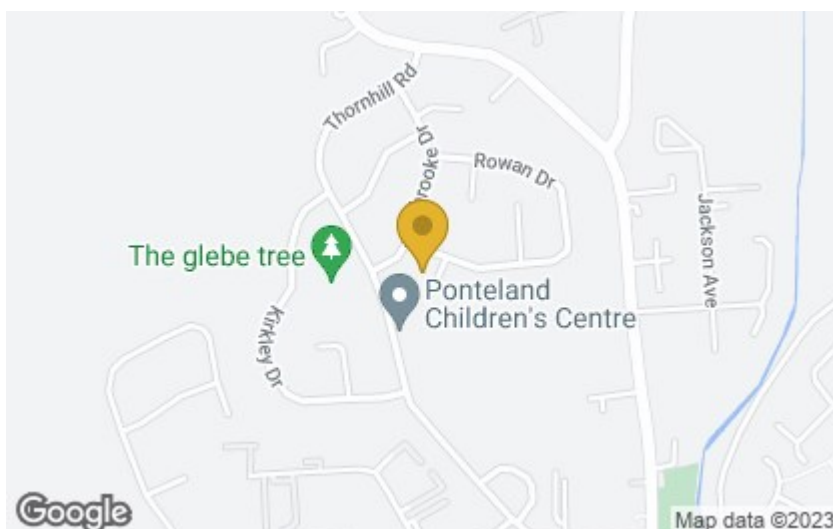
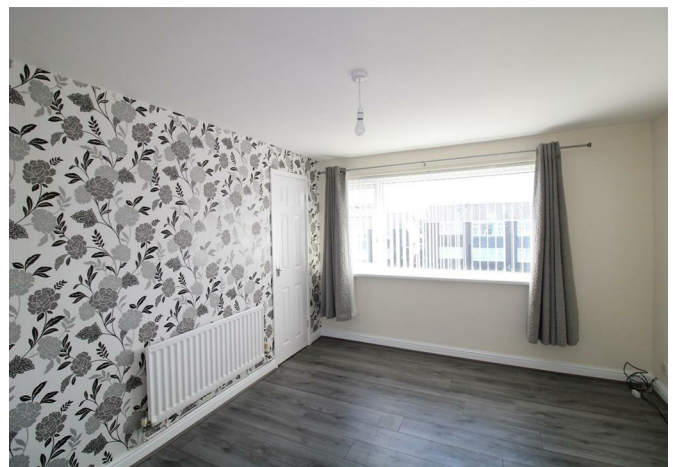
Kitchen 10'0 x 9'1 (3.05m x 2.77m)

Lounge 15'10 x 11'9 (4.83m x 3.58m)

Bedroom 1 13'1 x 10'11 (3.99m x 3.33m)

Bedroom 2 8'8 x 8'4 (2.64m x 2.54m)

Bathroom/WC 7'8 x 5'6 (2.34m x 1.68m)



Energy Performance: Current D Potential C

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.