



- 3 Bed Semi Detached House
- Extended 20' Kitchen
- Good Sized Gardens
- Fabulous Opportunity

- Opportunity for Updating
- Shower Room
- Pleasant Cul-de-Sac

- 24' Lounge/Dining Room
- Garage with Electric Door
- Sought After Location

A 3 bedroomed semi detached house, pleasantly situated within a sought after residential area of Ponteland. With scope for some updating and improvement, this is an excellent opportunity to create a fabulous family home to the purchasers' own taste and requirements. The Reception Hall leads to the 24' Lounge/Dining Room, the focal point of which is a living flame gas fire, with back boiler and there are patio doors to the rear garden. The extended 20' Kitchen is fitted with a range of wall and base units, sink unit, split level double oven with 4 ring ceramic hob, plumbing for a dishwasher and door to the side. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has a range of fitted wardrobes with central drawer unit and storage cupboards over. Bedroom 2 has an airing cupboard and is to the rear. Bedroom 3 is to the front. The Shower Room has a pedestal wash basin and double shower cubicle with electric shower unit. There is a separate WC with low level suite. The Garage has an electric roller shutter door.

Externally, the Front Garden is lawned, with beech hedge, a range of plants and shrubs and a block paved driveway to the garage. The Rear Garden is generous in size and ideal for family use, with patio, lawn and beds and borders with a variety of plants.

Rothley Close is located just off Ladywell Way, which is itself off West Road, well placed for excellent 'village' amenities, including schools for all ages, good choice of shops including Waitrose, variety of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and is within excellent commuting distance of Newcastle International Airport..

Reception Hall 11'6 x 6'5 (3.51m x 1.96m)

Lounge/Dining Room 24'10 x 11'7 (7.57m x 3.53m)

Kitchen 20'10 x 8'3 (6.35m x 2.51m)

First Floor Landing

Bedroom 1 13'6 x 10'1 (4.11m x 3.07m)

Bedroom 2 11'0 x 10'8 (3.35m x 3.25m)

Bedroom 3 9'10 x 7'3 (3.00m x 2.21m)

Shower Room 7'3 x 5'6 (2.21m x 1.68m)

WC 4'4 x 2'6 (1.32m x 0.76m)

Garage 16'8 x 9'0 (5.08m x 2.74m)

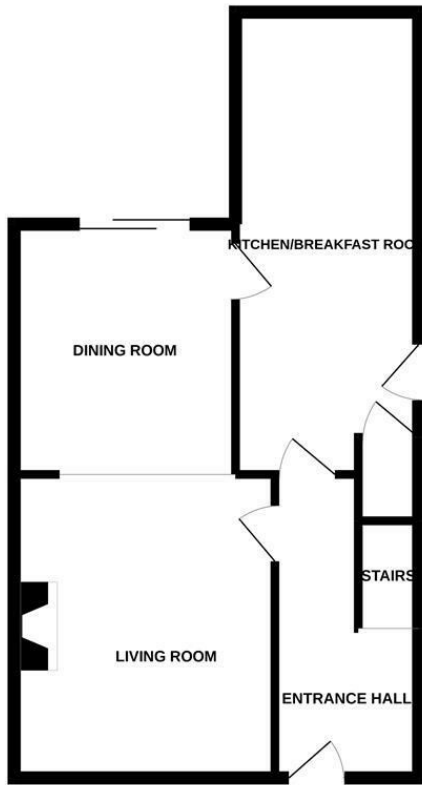




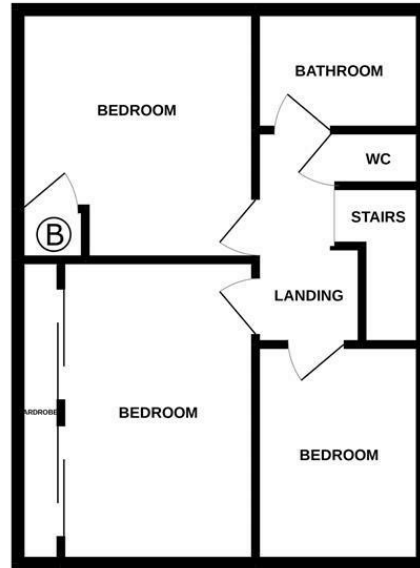
Energy Performance: Current D Potential B

Council Tax Band:

GROUND FLOOR



1ST FLOOR



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