



- 2 Bed Stone Built Semi Detached Coattge
- Fitted Kitchen
- Covered Parking
- Convenient for Village

- Available Unfurnished
- Bathroom with Shower
- Use of Gardens & Tennis Court

- 20' Lounge
- Double & Twin Bedrooms
- Unique Farm Setting

A two bedroomed stone built semi detached cottage, available unfurnished and uniquely situated within a farm steading, on the periphery of this sought after village. With oil fired central heating and sealed unit double glazing, there is a communal hall leading to the front door of the property. The 20' Lounge has an archway leading to the Kitchen, fitted with a range of units with split level oven, 4 ring electric hob with extractor over, autowasher, fridge and freezer. There is an Inner Hall, with the Bathroom/WC fitted with a white suite comprising low level wc, pedestal wash hand basin, panelled bath with shower mixer and shower cubicle with mains shower unit. Stairs lead from the inner hall to the First Floor Landing, with both Bedrooms. There is ample parking including a generous covered parking area. The tenants of this property also have the benefit of the use of beautiful gardens and a hard tennis court. Children are welcome, but no cats, dogs or smoking.

Eland Green Farm is conveniently located for a wide range of village amenities including schools for all ages, good choice of shops including Waitrose, excellent variety of pubs and restaurants and a number of sporting and leisure facilities including leisure centre with swimming pool, golf, rugby, football, cricket, tennis and bowls clubs. There is also an excellent park. Ponteland is well placed for access to Newcastle International Airport and is within good commuting distance of Newcastle upon Tyne.

Communal Hall

Lounge 20' x 14'3 (6.10m x 4.34m)

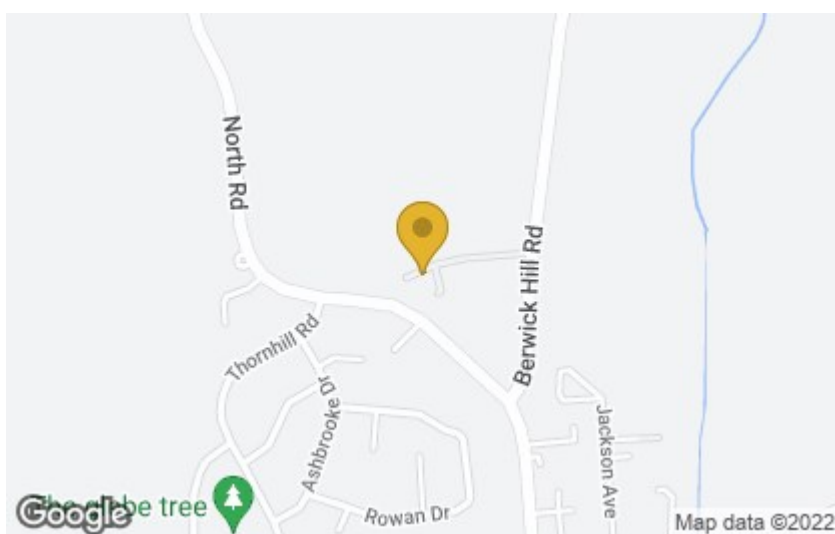
Kitchen 8'6 x 7'9 (2.59m x 2.36m)

Inner Hall

Bathroom/WC 8'3 x 6'8 (2.51m x 2.03m)

Bedroom 1 15'3 x 8'6 (4.65m x 2.59m)

Bedroom 2 9'5 x 8'8 (2.87m x 2.64m)



Energy Performance: Current Potential

Council Tax Band:

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.