



- 3 Bed Semi Detached House
- Lounge with Fireplace & Bay
- Separate Utility Room
- Family Gardens

- Well Presented & Appointed
- Dining Room with Bay & French Door
- Bathroom/WC with Separate Shower

- Sought After Location
- Well Fitted Kitchen
- Attached Garage



A well presented and appointed 3 bedroomed semi detached house, within this excellent and convenient location, in the sought after 'village' of Ponteland. The Reception Hall leads to the Lounge, with bay to the front and the focal point being a recessed fireplace with rustic wood mantle shelf. Double doors open to the Dining Room, with bay with French door to the rear garden. The Kitchen is well fitted with a range of units with sink unit, granite work surfaces, split level twin ovens, 4 ring gas hob with stainless steel/glass extractor over, integral dishwasher with matching door and storage cupboard. The Utility Room has plumbing for a washer and a door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a bay to the front. Bedroom 2 is to the rear and Bedroom 3 has a picture rail and is to the front. The Bathroom/WC has been refurbished with a low level wc, pedestal wash basin, double ended bath with central mixer tap, shower enclosure with rainhead and hand held showers, chrome towel warmer and tiled floor. The Garage is attached with up and over door and combi boiler.

Externally, the Front Garden is lawned, with range of shrubs, hedge for privacy and block paved and gravelled double driveway. The larger Rear Garden is ideal for family use, with decking with glass balustrade, lawn, mature trees and shrubs and shed.

This property is well placed for Ponteland's excellent amenities including a wide choice of shops, schools for all ages, variety of sports and leisure facilities, including leisure centre with swimming pool and a wonderful park and a range of pubs and restaurants. Ponteland is ideally located for Newcastle international Airport and is within excellent commuting distance of Newcastle upon Tyne.

**Reception Hall 15'9 x 6'10 (4.80m x 2.08m)**

**Lounge 12'6 x 19'0 (into bay) (3.81m x 5.79m (into bay))**

**Dining Room 11'8 x 11'9 (into bay) (3.56m x 3.58m (into bay))**

**Kitchen 17'2 x 7'9 (5.23m x 2.36m)**

**Utility Room 8'10 x 5'4 (2.69m x 1.63m)**

**First Floor Landing**

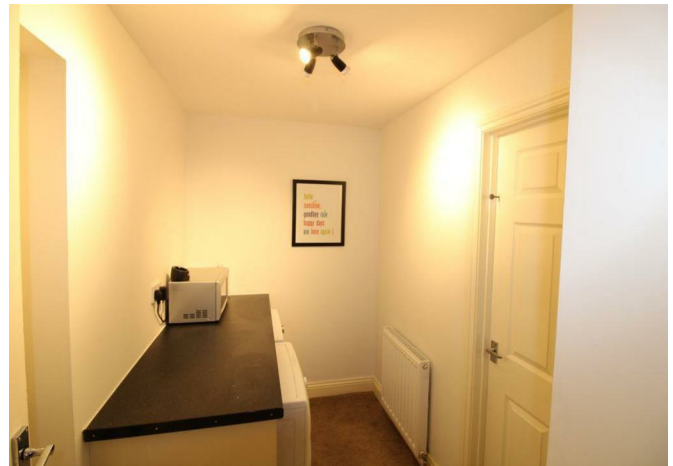
**Bedroom 1 11'6 x 15'2 (3.51m x 4.62m)**

**Bedroom 2 14'0 x 11'6 (4.27m x 3.51m)**

**Bedroom 3 10'6 x 8'0 (3.20m x 2.44m)**

**Bathroom/WC 7'8 x 7'8 (2.34m x 2.34m)**

**Garage 14'8 x 9'2 (4.47m x 2.79m)**





Energy Performance: Current D Potential C  
Council Tax Band: E  
Northumberland County Council: 03456006400  
Richard Coates Primary School: 0.9 Miles  
Ponteland Primary / High Schools: 1 Mile  
Newcastle International Airport: 1 Mile  
Newcastle Central Railway Station: 8.7 Miles





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.