



- 2 Bed Semi Detached Bungalow
- Attractive Fitted Kitchen
- Attached Garage
- Fabulous Location

- Well Presented Double Fronted Property
- Bathroom/WC with Shower
- Spacious Loft with Velux Roof Lights

- 33' Dual Aspect Lounge/Dining Room
- Additional WC
- Private West Facing Garden

This 2 bedroomed double fronted semi detached bungalow occupies a fabulous location, on a private road, within this sought after village. Well presented and appointed, the Entrance Hall, with arched front door and quarry tiled floor, leads to the Reception Hall with dado rail and access to the loft, via a retractable ladder, part boarded with 2 Velux roof lights, with scope for conversion, subject to the necessary consents. The 33' dual aspect Lounge/Dining Room has an attractive decorative stone fireplace with fitted storage cabinets with book/display shelving over to either side and bay windows to both the front and the rear. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, solid surface worktops, split level oven with 4 ring induction hob with an extractor over and plumbing for a dishwasher. Bedroom 1 has a bay to the front. Bedroom 2 is also to the front and has his and hers built in wardrobes. The Bathroom/WC has a low level wc, vanity unit with wash basin and mirror fronted cabinet over, double ended bath and shower cubicle with electric shower. There is an additional WC with low level suite and vanity unit with wash basin and mirror over. The 20' Garage is attached with up and over door and plumbing for a washer.

Externally, the Front Garden is block paved with driveway to the garage and path to the front door. The generous West facing Rear Garden is private with a patio, lawn, rockery and path to a gravelled area with shed.

Green Lane is ideally situated for access to lovely walks to the Parish Ponds. Woolsington is pleasantly located to the North West of Newcastle, between Ponteland and Kenton Bank Foot, close to Newcastle International Airport, with good road and public transport links including the Metro system for easy access into the city and throughout Tyneside. There is also excellent access to the A696, A1 and A69.

Entrance Hall

Reception Hall

Lounge/Dining Room 12'2 x 33'8 (into bays) (3.71m x 10.26m (into bays))

Breakfasting Kitchen 18'11 x 8'6 (5.77m x 2.59m)

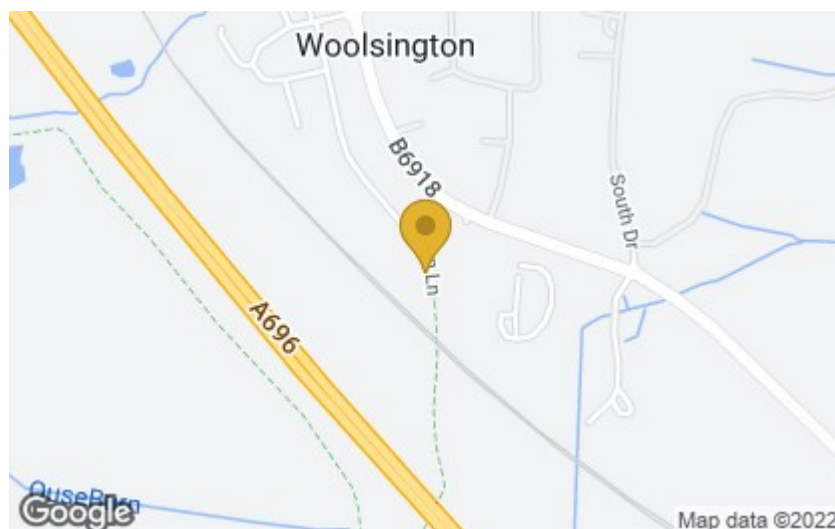
Bedroom 1 16'11 x 15'3 (into bay) (5.16m x 4.65m (into bay))

Bedroom 2 13'0 x 10'0 (3.96m x 3.05m)

Bathroom/WC 10'2 x 8'8 (3.10m x 2.64m)

WC 6'4 x 5'6 (1.93m x 1.68m)

Garage 20'8 x 10'3 (6.30m x 3.12m)



Energy Performance: Current C Potential B
Council Tax Band: D
Distance from School:
Distance from Callerton Parkway Metro: 0.9 miles
Distance from Kenton Bank Foot Metro: 0.9 miles
Distance from Newcastle International Airport: 1.2 miles
Distance from Newcastle Central Railway Station: 6.2 miles
Distance from Ponteland: 3 miles
Distance from Kingston Park: 1.8 miles
Newcastle City Council: 0191 2787878

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.