

- 3 Bed Semi Detached House
- Well Fitted Kitchen/Dining Room
- S/E Facing Family Garden
- Sought After Location

- Extended & Updated to a High Standard
- Spacious Conservatory
- Adjacent to Green
- Lounge with Fireplace
- Refurbished Bath & Shower Rooms
- A Great Family House



An extended and updated 3 bedroomed semi detached house providing spacious family accommodation, in an excellent location adjacent to a green. Well decorated and presented and with gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall, with understair storage cupboard and the Shower/WC, fitted with a wc with concealed cistern, vanity unit with wash basin and double shower cubicle with electric shower. The Lounge has a coal effect real flame gas fire, whilst the Kitchen/Dining Room is fitted with a range of wall and base units, sink unit, breakfast table, split level oven, 4 ring gas hob with concealed extractor over, integral fridge, freezer and dishwasher with matching doors and shelved pantry. Double doors open to the Conservatory, overlooking and with doors to the rear garden. The Utility Room has a range of units, sink unit and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with access to the part boarded loft. Bedroom 1 is to the front, Bedroom 2 has built in wardrobes and is to the rear, with Bedroom 3 to the side, with fitted wardrobes. The Bathroom/WC has been refitted with a low level wc, wash basin with storage units incorporating a mirror, panelled bath and shower enclosure with rainhead and hand held showers.

Externally, the Front Garden is lawned, with block paved driveway to the garage. The larger South East facing Rear Garden is ideal for family use, with patio, lawn, collection of plants and shrubs and garden shed.

Simonside View is just off Ladywell Way, well placed for village amenities including schools for all ages, wide variety of shops, great choice of pubs and restaurants, the Park and a range of sporting and leisure facilities. Ponteland is ideally situated for access to Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

**Entrance Porch 7' x 5'2 (2.13m x 1.57m)**

**Reception Hall 13'10 x 6'6 (4.22m x 1.98m)**

**Shower/WC 7'3 x 4'0 (2.21m x 1.22m)**

**Lounge 13'6 x 11'6 (4.11m x 3.51m)**

**Kitchen/Dining Room 18'2 x 11'4 (5.54m x 3.45m)**

**Conservatory 16'2 x 8'2 (4.93m x 2.49m)**

**Utility Room 8'2 x 4'2 (2.49m x 1.27m)**

**First Floor Landing**

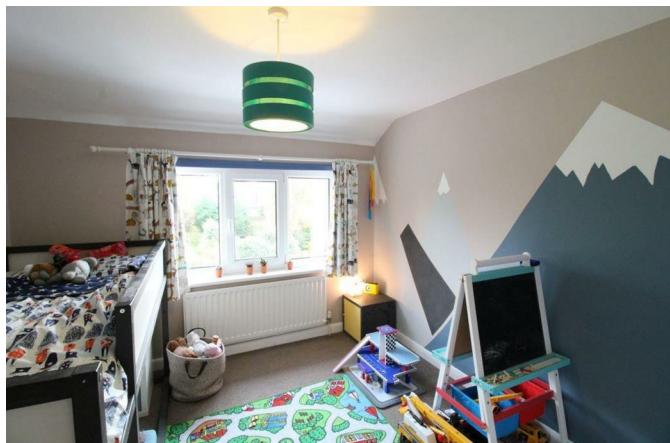
**Bedroom 1 13'7 x 10'10 (4.14m x 3.30m)**

**Bedroom 2 11'4 x 10'2 (3.45m x 3.10m)**

**Bedroom 3 9'8 x 7'4 (2.95m x 2.24m)**

**Bathroom/WC 8'2 x 7'8 (2.49m x 2.34m)**





Energy Performance: Current C Potential B

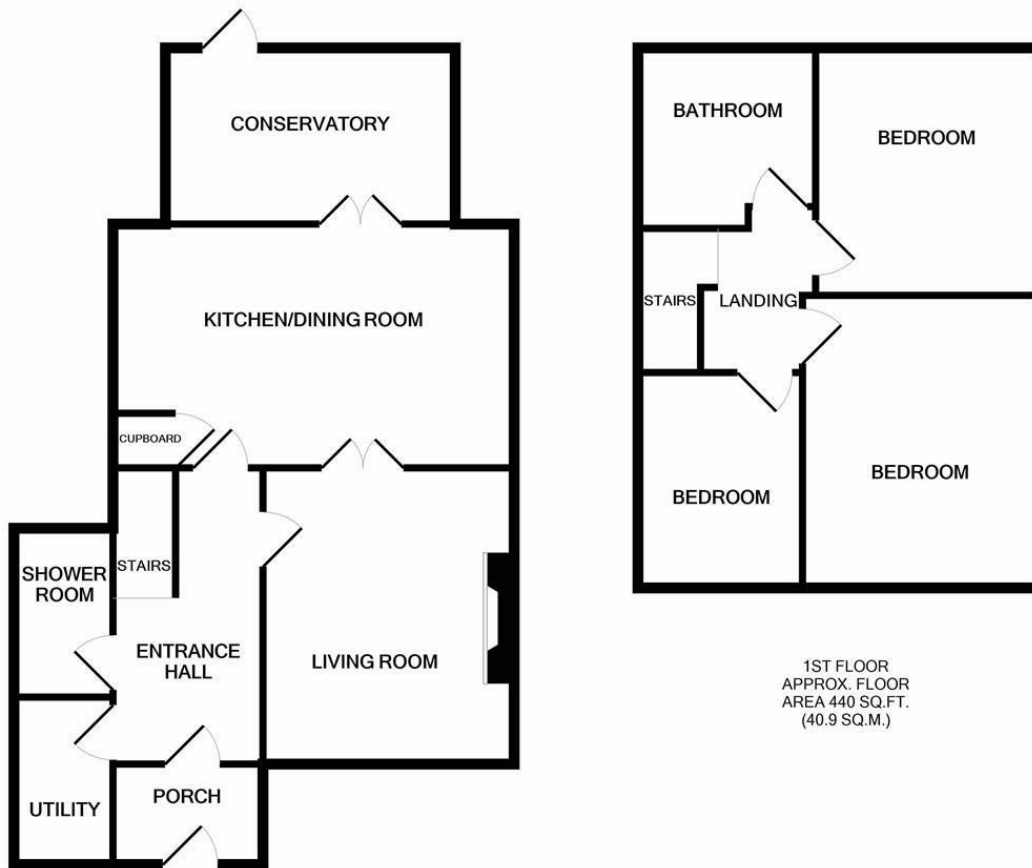
Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:





1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 642 SQ.FT.  
(59.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1082 SQ.FT. (100.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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