



3



1



2

- 3 Bed Semi Detached House
- Through Dining Room with French Door
- Bathroom/WC with Shower
- Sought After Village

- Pleasant Cul-de-Sac
- High Gloss Kitchen
- Lovely Rear Family Garden

- Lounge with Fireplace
- Utility Room; Cloaks/WC
- Off Street Parking

A pleasantly situated 3 bedroomeed semi detached house, within a popular cul-de-sac in this sought after village. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, the focal point of which is a coal effect real flame gas fire within a contemporary surround and with an archway to the Dining Room, with bay and French door to the rear. The Kitchen is fitted with a range of high gloss wall and base units with sink unit, split level oven, 4 ring ceramic hob with stainless steel/glass extractor over and integral dishwasher with matching door. The Side Hall has a cloaks cupboard and door to the side. The Utility Room has a sink unit, work surfaces and plumbing for a washer. The Cloakroom/WC is fitted with a low level wc. Stairs lead from the hall to the First Floor Landing, with access to the Loft, via a retractable ladder. Bedroom 1 has a storage cupboard and is to the front. Bedroom 2 has built in double wardrobes and is to the side and rear. Bedroom 3 is to the rear. The Bathroom/WC has a low level wc, wash basin, double ended spa bath with electric shower over and a chrome towel warmer. The Loft is split into 2 rooms, fully boarded and floored, with Velux roof lights

Externally, the Front Garden is block paved providing ample off street parking. The Rear Garden is ideal for family use, generous in size, with lawn, collection of shrubs to the borders, shed with electricity and playhouse.

Beechwood Place is situated in a well established residential area, well placed for local schools and other amenities including a good range of shops, choice of excellent pubs and restaurants, park, leisure and sporting facilities.

Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of the city of Newcastle upon Tyne.

Reception Hall 13'8 x 6'4 (max) (4.17m x 1.93m (max))

Lounge 15'2 x 11'3 (4.62m x 3.43m)

Dining Room 10'2 x 10'0 (3.10m x 3.05m)

Kitchen 13'3 x 8'4 (+recess) (4.04m x 2.54m (+recess))

Side Hall 5'4 x 3'3 (1.63m x 0.99m)

Cloakroom/WC 5'5 x 2'8 (1.65m x 0.81m)

First Floor Landing

Bedroom 1 13'6 x 11'3 (4.11m x 3.43m)

Bedroom 2 10'10 x 10'2 (3.30m x 3.10m)

Bedroom 3 9'8 x 11'4 (max into recess) (2.95m x 3.45m (max into recess))

Bathroom/WC 6'4 x 5'10 (1.93m x 1.78m)



Energy Performance: Current D Potential C

Council Tax Band: C

Distance from Richard Coates Primary School: 0.1 miles

Distance from Ponteland Primary/High School: 0.9 miles

Distance from Newcastle International Airport: 2 miles

Distance from Newcastle Central Railway Station: 9.7 miles

Northumberland County Council: 0345 6006400

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.