



2



1



1

- 2 Bed First Floor Flat
- Fitted Kitchen
- Communal Drying Room
- Ideal Single Person/Couple/Investment

- Popular Development
- Bathroom with Shower
- Car Park & Gardens

- Spacious Lounge
- Electric Heating; SUDG
- Convenient Location

A 2 bedroomed first floor flat, conveniently situated within this sought after, purpose built block. With electric heating and sealed unit double glazing, there is scope for some updating, with this property ideal for a professional person/couple or investor. Standing in well tended communal gardens, a communal hall leads to stairs to the first floor landing, with communal drying room and access to the flat itself. The Reception Hall, with airing cupboard housing the insulated hot water cylinder and a spacious storage cupboard, leads to the good sized Lounge, with pleasant aspect. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring electric hob with extractor over and plumbing for a washer. Bedroom 1 is to the rear and has built in double wardrobes. Bedroom 2 is also to the rear and has a built in wardrobe. The Bathroom is fitted with a pedestal wash basin and panelled bath with electric shower over, fully tiled walls and chrome towel warmer. The separate WC has a low level suite.

Externally, as well as the gardens, there is a car park for residents and visitors.

Dunsgreen Court is located off Callerton Lane, with excellent access to the Park, schools and other village amenities including a wide choice of shops, pubs, restaurants, sporting and leisure facilities. Ponteland is ideally situated for Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne. Council Tax Band B

Reception Hall

Lounge 18' x 10'4 (5.49m x 3.15m)

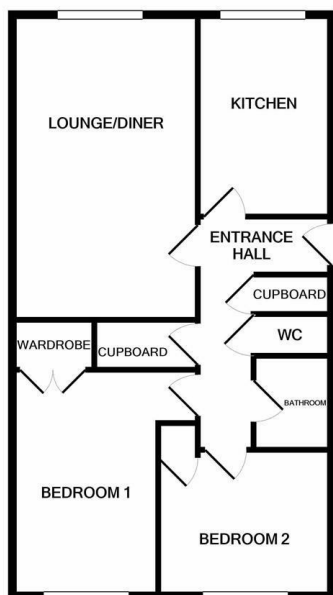
Kitchen 12'2 x 7'6 (3.71m x 2.29m)

Bedroom 1 13'3 x 8'3 (4.04m x 2.51m)

Bedroom 2 10' x 8'4 (3.05m x 2.54m)

Bathroom 5'4 x 4'3 (1.63m x 1.30m)

WC 4'8 x 2'4 (1.42m x 0.71m)



TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 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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Energy Performance: Current C Potential B

Council Tax Band: B

Northumberland County Council: 0345 600 6400

Ponteland First/High School: 0.1 Miles

Newcastle International Airport: 2 Miles

Newcastle Central Railway Station: 9.3 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.