



2



1



1

- 2 Bed Semi Detached Bungalow
- Spacious Lounge
- WetRoom/WC
- Ideal for Village Amenities

- Available Unfurnished
- Kitchen with Cooker, Fridge & Washer
- Attached Garage

- May Consider Pets & 1 Child
- Conservatory
- Gardens

A 2 bedroomed semi detached bungalow, available unfurnished and pleasantly situated within this sought after estate, close to the centre of Ponteland. With gas heating and double glazing, the Entrance Porch leads to the Reception Hall, with cloaks/storage cupboard. There is a spacious 18' Lounge and the Kitchen is fitted with a range of wall and base units, sink unit, gas cooker, auto washer and fridge/freezer, combi boiler and door to the side. The Inner Hall has a storage cupboard and access to the loft via a retractable ladder. Bedroom 1 is to the rear. Bedroom 2 has a door opening to the Conservatory, overlooking and with a door to the rear garden. There is a WetRoom/WC with low level wc, pedestal wash basin with mirror fronted cabinet over, open shower with rainhead and hand held showers, fully tiled walls and floor and a chrome towel warmer. There is an attached Garage with electric roller shutter door. One child and some pets may be considered.



Externally, the Front Garden is gravelled with a driveway to the garage. The Rear Garden is lawned with a range of plants and shrubs to the borders.

Eland Edge is a popular location, ideally situated for 'village' amenities including a wide choice of shops, pubs and restaurants, schools for all ages and a variety of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and is within excellent commuting distance of Newcastle International Airport.

Entrance Hall 7'2 x 3'3 (2.18m x 0.99m)

Reception Hall 5'10 x 4'6 (1.78m x 1.37m)

Lounge 18'0 x 9'6 (5.49m x 2.90m)

Kitchen 8'10 x 8'0 (2.69m x 2.44m)

Inner Hall

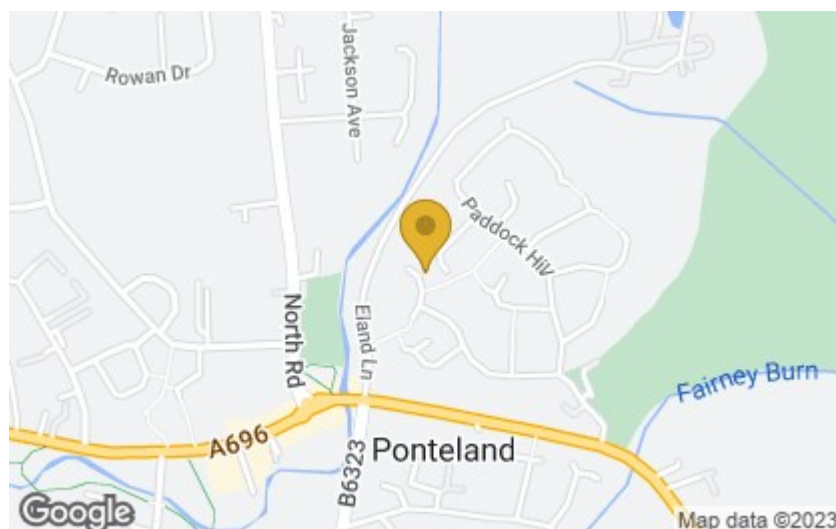
Bedroom 1 11'8 x 9'6 (3.56m x 2.90m)

Bedroom 2 8'10 x 8'0 (2.69m x 2.44m)

Conservatory 7'10 x 6'0 (2.39m x 1.83m)

WetRoom/WC 8'0 x 4'10 (2.44m x 1.47m)

Garage 16'9 x 8'8 (5.11m x 2.64m)



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.