

3



1



1

- Semi Detached House
- Kitchen & Family Room
- Rear Views over countryside

- 3 Bedrooms
- Family Bathroom
- Available Now - No Onward Chain

- Lounge/Dining Room
- Garage
- Council Tax Band D / EPC Rating D

A well presented 3 bedroom semi detached house, conveniently situated for village amenities and with direct access to the river. With gas fired central heating and sealed unit double glazing. The Entrance Porch leads to the Reception Hall with cloaks cupboard and door to the 21' Lounge/Dining Room, with gas fire and double doors to the Rear Garden. The Kitchen is fitted with a range of wall and base units with stainless steel sink unit, electric oven, electric hob with extractor over and cupboard housing the gas combination boiler. The kitchen opens into a breakfast/family room with feature glazed roof lantern and sliding patio door to the rear garden. Stairs lead from the hall to the First Floor Landing with access to the loft. Bedroom 1 is to the front with bay window, Bedroom 2 enjoys a lovely aspect over countryside to the rear and Bedroom 3 is to the front. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and bath with shower over. The Garage is attached with up and over door.

Externally, the Front Garden is lawned with a driveway to the garage. There is a pleasant Rear Garden, with lawn, full width patio, a range of plants and shrubs to the borders and gate giving access to a path along by the River Pont.

Pont View is a pleasant cul-de-sac, conveniently situated off North Road and well placed for a wide range of amenities including schools for all ages, excellent choice of shops, range of renowned pubs and restaurants and a variety of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Entrance Porch

Entrance Hall

Lounge/Dining Room

Kitchen

Family Room

First floor landing

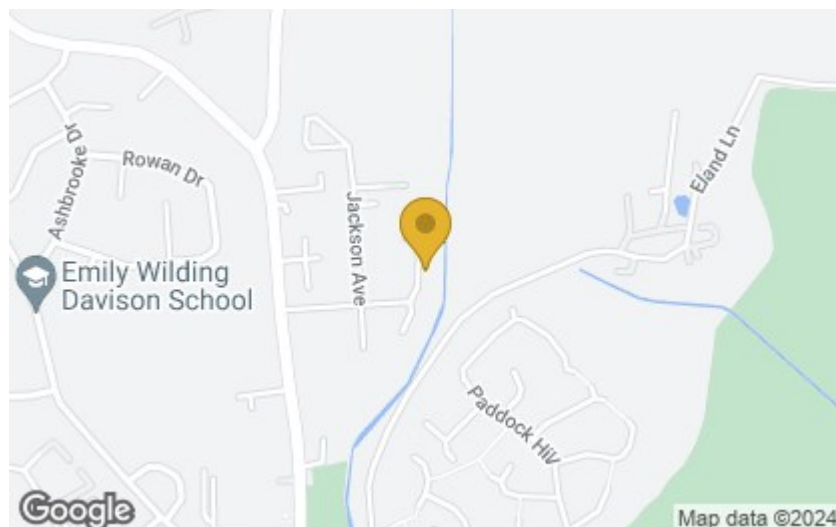
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Garage



Energy Performance: Current D 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.