



- 1 Bed First (Top) Floor Flat
- Lounge with 'L' Shaped Sofa
- Bathroom/WC with Shower
- Convenient Location

- Available Furnished
- Fitted Kitchen
- Small Garden

- Well Presented & Appointed
- Double Bedroom with Wardrobes
- Parking

A well presented 1 bedroomed first (top) floor flat, discretely situated at the head of a pleasant cul-de-sac, well placed for Pontelands' excellent range of amenities. Available furnished and with gas fired central heating and sealed unit double glazing, the Entrance Hall leads to stairs to the First Floor Landing. The Lounge has an 'L' shaped sofa, table and 2 chairs. The Kitchen is fitted with a range of wall and base units with sink unit, split level oven, 4 ring gas hob, autowasher and fridge. The Bedroom has a built in wardrobes as well as wardrobes and a double bed. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with mains shower over, screen, shelved storage cupboard and fully tiled walls and floor.

Externally there is a small garden area, store and car parking.

Low Haugh is conveniently situated for access to amenities, with a good choice of pubs and restaurants, range of leisure and sporting facilities and a variety of shops, including Waitrose, all close at hand.

Ponteland is ideally located for Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

#### Entrance Hall

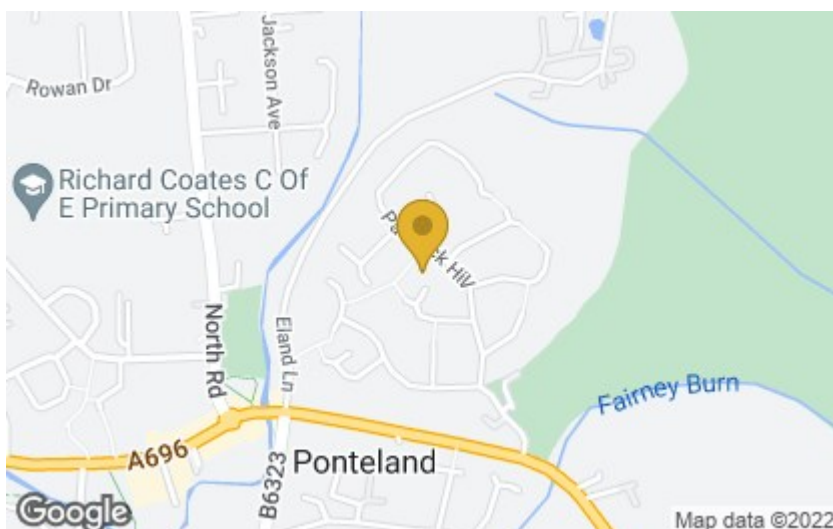
#### First Floor Landing

Lounge 15'2 x 9'1 (4.62m x 2.77m)

Kitchen 11'8 x 6'2 (3.56m x 1.88m)

Bedroom 12'2 x 8'9 (3.71m x 2.67m)

Bathroom/WC 8'4 x 6'4 (2.54m x 1.93m)



Energy Performance: Current C Potential C

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.