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- 3 Bed Semi Detached Bungalow
- Fitted Kitchen
- Front & Rear Gardens
- Ideal for a Couple or Family

- Lounge with Fireplace
- En Suite & Family Bathroom
- Pleasant Cul-se-Sac

- Dining Room and Conservatory
- Attached Garage
- Sought After Village

A deceptively spacious 3 bedoomed semi detached bungalow, occupying an excellent location within this sought after village. With gas fired central heating and sealed unit double glazing, the Entrance Hall, with arched front door, leads to the Reception Hall, with shelved airing cupboard and access to the loft via a retractable ladder. The focal point of the Lounge is a coal effect real flame gas fire set within an ornate Adam style surround. There is a bow window to the front and archway to the Dining Room, with wall lights and French doors opening to the Conservatory, overlooking and with doors to the rear garden. The Kitchen is fitted with a good range of wall, base and display units with granite work surfaces, split level double oven, microwave, 4 ring gas hob with concealed extractor over, cupboard housing the combi boiler and door to the rear. Bedroom 1 is to the rear and has an En Suite Shower/WC with low level wc, wash basin with vanity shelf and mirror over and shower cubicle with mains shower unit. Bedroom 2 has fitted wardrobes and is to the front, with Bedroom 3 also to the front. The Bathroom/WC has a contemporary white suite with a low level wc, pedestal wash basin and panelled bath with mains shower over, shower screen, fully tiled walls and chrome towel warmer. The Garage is attached with an up and over door.

Externally, the gravelled Front Garden is stocked with a variety of plants and shrubs and there is a double width driveway. The Rear Garden has a patio with shed and cold water tap, and shaped lawn with a collection of plants and shrubs to the borders.

Woolsington is a pleasant village, well placed for the A1, Newcastle International Airport, Ponteland and Newcastle with excellent road links, as well as the Metro system with stations at Callerton Parkway and Kenton Bank Foot.

Entrance Hall 4'6 x 4' (1.37m x 1.22m)

Reception Hall

Lounge 16'9 x 12' (5.11m x 3.66m)

Dining Room 12' x 9' (3.66m x 2.74m)

Conservatory 10'7 x 10'3 (3.23m x 3.12m)

Kitchen 14'4 x 9' (4.37m x 2.74m)

Bedroom 1 9' x 12'6 (into recess) (2.74m x 3.81m (into recess))

En Suite Shower/WC 5'10 x 2'6 (1.78m x 0.76m)

Bedroom 2 13' x 10' (3.96m x 3.05m)

Bedroom 3 13' x 9'11 (3.96m x 3.02m)

Bathroom/WC 6'6 x 9' (max) (1.98m x 2.74m (max))

Garage 17'10 x 8'6 (5.44m x 2.59m)





Energy Performance: Current D Potential B

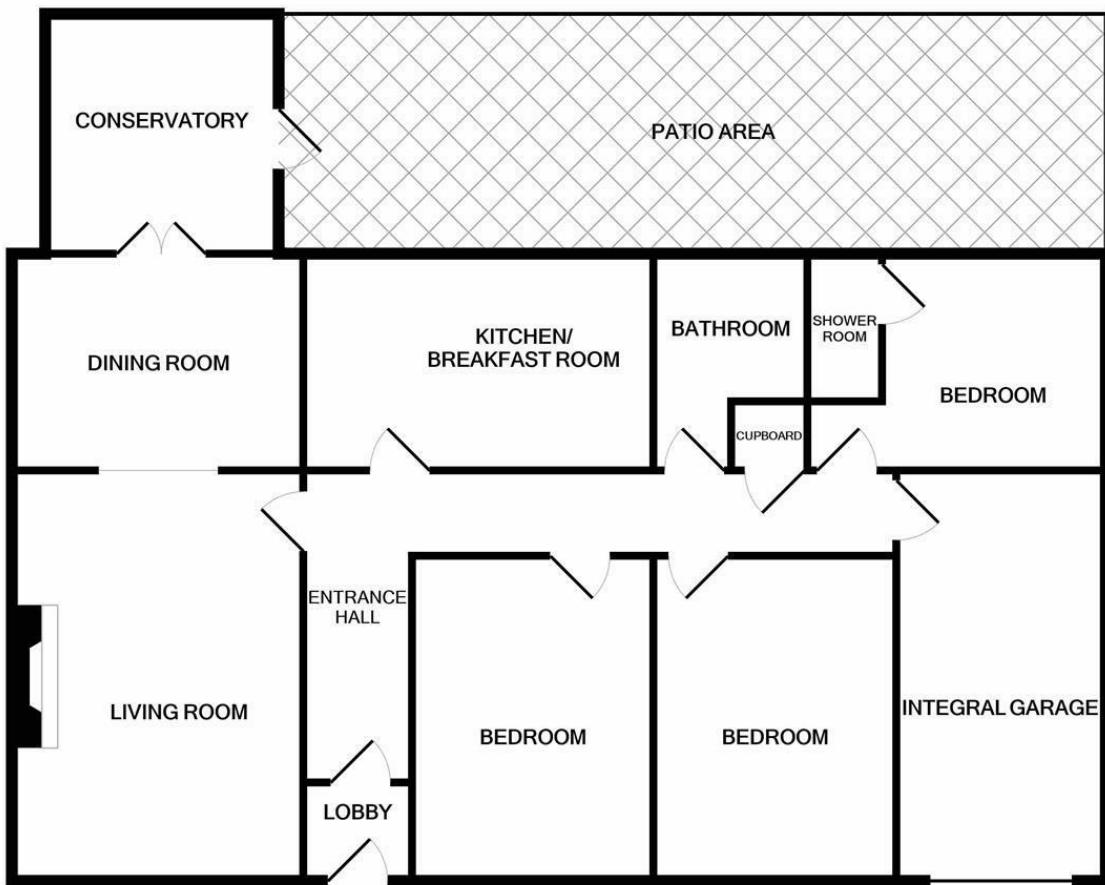
Council Tax Band: E

Distance from Ponteland: 3.7 miles

Distance from Newcastle International Airport: 1.2 miles

Distance from Newcastle Central Railway Station: 6.4 miles

Newcastle City Council: 0191 2787878



TOTAL APPROX. FLOOR AREA 1267 SQ.FT. (117.7 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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