



- 2 Bed Mid Terrace House
- Bathroom/WC with Shower
- Gas CH & SUDG
- Excellent Investment

- 19' Open Plan Lounge
- Off Street Parking
- Good Location

- Fitted Kitchen
- South Facing Rear Garden
- Would Benefit from Updating

A 2 bedroomed mid link house in an excellent location within the sought after village of Ponteland. The property has gas fired central heating and sealed unit double glazing, although would benefit from some updating and therefore presents an excellent opportunity to create a fabulous property to the purchasers' own taste and requirements. The Entrance Hall leads to the 19' open plan Lounge, with wall lights, Delft rack and mock beamed ceiling, The Kitchen is fitted with wall and base units, with sink unit, split level oven, 4 ring electric hob with concealed extractor over, plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing, with shelved linen cupboard and access to the loft. Bedroom 1 has a range of fitted wardrobes, bedside cabinets and overhead storage cupboards and is to the rear. Bedroom 2 has built in wardrobes and storage cupboard and is to the front. The Bathroom/WC has low level wc, pedestal wash basin with vanity shelf and mirror over and panelled bath with shower mixer.

Externally, the Front Garden is paved with driveway for off street parking. The South facing Rear Garden has a patio with lawn beyond, shed and hedge surround.

Ryehaugh is conveniently situated for Ponteland's excellent range of amenities, including a wide range of shops, schools for all ages, variety of sporting and leisure facilities and a good choice of pubs and restaurants. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airport.

Entrance Hall

Open Plan Lounge 19'6 x 12' (5.94m x 3.66m)

Kitchen 11'9 x 7' (3.58m x 2.13m)

First Floor Landing

Bedroom 1 11'9 x 10'3 (3.58m x 3.12m)

Bedroom 2 9'9 x 9' (2.97m x 2.74m)

Bathroom/WC 7'1 x 5'6 (2.16m x 1.68m)



Energy Performance: Current Potential

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.