



- 2 Bed Ground Floor Flat
- Wardrobes to Both Bedrooms
- Pleasant Aspect
- Ideal Single Person/Couple

- Lounge with Contemporary Fire
- Refurbished Shower/WC
- Car Park & Gardens

- Breakfasting Kitchen
- Electric Heating & SUDG
- Well Tended Communal Gardens

A very well presented two bed roomed ground floor flat, conveniently situated within this sought after location. The accommodation benefits from electric heating and sealed unit double glazing. A communal entrance hall, leads to this well appointed property. The focal point of the Lounge is a contemporary electric fire and surround. The Breakfasting Kitchen is fitted with a good range of units with inset 1.5 bowl stainless steel sink unit to work surface areas. There is a slot in electric cooker, auto washer and drier. The Inner Hall has a spacious storage cupboard and leads to the bedrooms to the rear, with Bedroom 1 having built in wardrobes with mirror fronted sliding doors and Bedroom 2 also having a built in wardrobe. The Bathroom/WC has been refurbished with suite in white comprising low level wc, pedestal wash hand basin with vanity shelf and mirror over and double shower cubicle with electric shower, chrome towel warmer and fully tiled walls and floor. There are communal gardens and a car park.



Dungsgreen Court enjoys a pleasant aspect to the front and provides excellent access to schools. A wide range of amenities can be found in Ponteland, with a good choice of shops including Waitrose, excellent selection of pubs and restaurants and a full range of sporting and leisure facilities including leisure centre with swimming pool and golf, football, rugby, cricket, bowls and tennis clubs. Ponteland is within excellent commuting distance of Newcastle and is well placed for access to Newcastle International Airport.

**Lounge 17'10 x 10'6 (5.44m x 3.20m)**

**Breakfasting Kitchen 15' x 7'6 (4.57m x 2.29m)**

**Inner Hall**

**Bedroom 1 13'4 x 8'2 (+dr recess) (4.06m x 2.49m (+dr recess))**

**Bedroom 2 10' x 8'2 (+ dr recess) (3.05m x 2.49m (+ dr recess))**

**Shower/WC 10'9 x 4'3 (3.28m x 1.30m)**



Energy Performance: Current F Potential E  
Council Tax Band: B

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.