



- 3 Bed Semi Detached Cottage
- Sitting Room/Study
- Parking & Easy Maintenance Garden
- Convenient for Metro, Airport & Road Links

- Unique & Convenient Location
- 28' Kitchen/Family Room with Woodburner
- SUDG & Solid Fuel CH

- Lounge with Oak Floor
- Bathroom/WC with Shower
- Considerable Character & Charm

A rare opportunity to purchase a charming 3 bedroomed semi detached cottage, with considerable character and conveniently and privately situated for Callerton Metro Station, the Airport and main road links. With sealed unit double glazing and solid fuel fired central heating, the Entrance Porch leads to the Entrance Hall and on to the Lounge, with oak flooring. The hall also provides access to the Sitting Room/Study. The 28' Kitchen/Family Room is fitted with a range of wall and base units with twin ceramic sink units, Leisure electric range style cooker with twin extractors over and plumbing for a dishwasher and auto washer. Oak flooring continues into the family area, with the focal point being a wood burning stove with a rustic brick surround and storage cupboard. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has an En Suite Shower/WC with wc and shower cubicle. Bedroom 2 has a built in wardrobe and duel aspect, to front and rear, whilst Bedroom 3 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over, shower screen, fully tiled walls and floor and chrome towel warmer.

There is a pleasant block paved garden and parking area to the front, with borders stocked with a variety of plants and shrubs.

As well as being convenient for the Metro system, airport and main road links, Callerton Station Cottages is well placed for Ponteland and Kingston Park, with excellent schools, shopping, sporting and leisure facilities.

Entrance Porch 7' x 4'8 (2.13m x 1.42m)

Entrance Hall

Lounge 13'2 x 11'9 (4.01m x 3.58m)

Sitting Room/Office 16'2 x 10'6 (4.93m x 3.20m)

Kitchen/Family Room 28'2 x 10'8 (8.59m x 3.25m)

First Floor Landing

Bedroom 1 13'4 x 10'9 (4.06m x 3.28m)

En Suite Shower/WC 5'10 x 4'8 (1.78m x 1.42m)

Bedroom 2 12'1 x 8'9 (3.68m x 2.67m)

Bedroom 3 11'6 x 8'11 (3.51m x 2.72m)

Bathroom/WC 11'4 x 5' (3.45m x 1.52m)



Energy Performance: Current D Potential C

Newcastle City Council 0191 2787878

Council Tax Band: C

Ponteland: 2.4 Miles

Kingston Park: 3 Miles

Newcastle International Airport: 1.2 Miles

Newcastle Central Railway Station: 7.1 Miles

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.