



- 3 Bed Semi Detached House
- Cloaks/WC
- Fitted Kitchen
- Lovely West Facing Garden Overlooking Playing Fields

- Extended & Well Proportioned Family Accommodation
- 21' Lounge with Patio Doors
- Shower/WC
- Scope for Some Cosmetic Updating
- Separate Dining Room
- 24' Garage

An extended 3 bedroomed semi detached house in a fabulous location, with West facing garden backing onto school fields. Offering well proportioned accommodation, the property would benefit from some degree of cosmetic updating and therefore presents an excellent opportunity to create a superb family home to the purchasers own taste and requirements. With gas fired central heating and sealed unit double glazing to most windows, the Entrance Porch leads to the Reception Hall, with Cloakroom/WC having a low level wc and wash basin. The 21' Lounge has a stone fireplace with arched recesses with glass display shelving, wall and picture lights and sliding patio doorsto the rear garden. The focal point of the Dining Room is a coal effect fire within an attractive surround and with storage cabinets with glazed display units over to both recesses. There is also a bay to the front. The Kitchen is fitted with a range of wall, base and display units with split level oven, 4 ring gas hob and extractor over. Stairs lead from the hall to the First Floor Landing, with access to the loft via retractable ladder. Bedroom 1 has his and hers fitted wardrobes and there is a bay to the front. Bedroom 2 has a pleasant aspect to the rear and has a good range of fitted wardrobes, bedside cabinets, display units and overhead storage cupboards. Bedroom 3 is to the front. The Shower/WC has a low level wc, wash basin and shower enclosure with mains shower unit. There is an attached 24' Garage with electric up and over door and plumbing for a washer.

The Front Garden is paved and gravelled with a collection of plants and shrubs along with a driveway to the garage. The West facing Rear Garden has a patio with lawn beyond, the beds and borders beautifully stocked with an array of colourful plants, greenhouse and shed, with the garden backing onto school playing fields.

North Road is conveniently situated for local amenities including schools, pubs, restaurants, leisure and sporting facilities.

Entrance Porch 7'10 x 4'6 (2.39m x 1.37m)

Reception Hall 14'4 x 6'10 (4.37m x 2.08m)

Cloakroom/WC 4'2 x 3' (1.27m x 0.91m)

Lounge 21'8 x 12' (6.60m x 3.66m)

Dining Room 12'6 x 13'3 (into bay) (3.81m x 4.04m (into bay))

Kitchen 14'8 x 7'2 (4.47m x 2.18m)

First Floor Landing

Bedroom 1 10'6 x 14'7 (into bay) (3.20m x 4.45m (into bay))

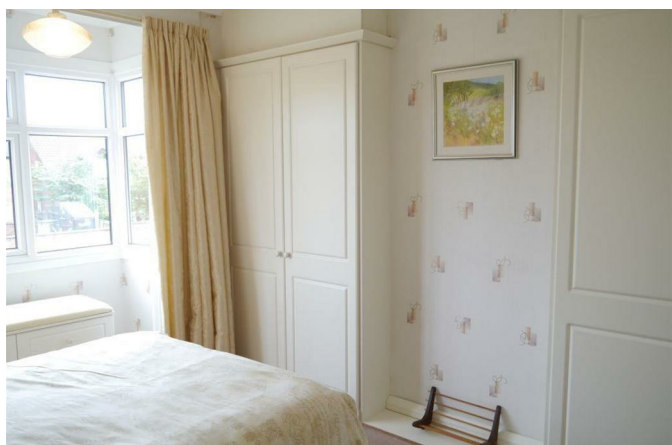
Bedroom 2 12'2 x 11'11 (max) (3.71m x 3.63m (max))

Bedroom 3 7'8 x 7'3 (2.34m x 2.21m)

Shower/WC 7'11 x 7'9 (2.41m x 2.36m)

Garage 24'3 x 9'6 (7.39m x 2.90m)





Energy Performance: Current D Potential B

Council Tax Band: D

Northumberland County Council: 0345 600 6400

Richard Coates/Ponteland Primary School: 0.55 Miles (By Road)

Ponteland Middle/High Schools: 0.79 Miles

Newcastle International Airport: 2.08 Miles

Newcastle Central Railway Station: 9.3 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.