



3



1



1

- Semi Detached House
- 3 Bedrooms
- Utility & Cloaks/WC
- Council Tax Band C / EPC rating C

- Well Presented
- Living Room
- Bathroom/WC

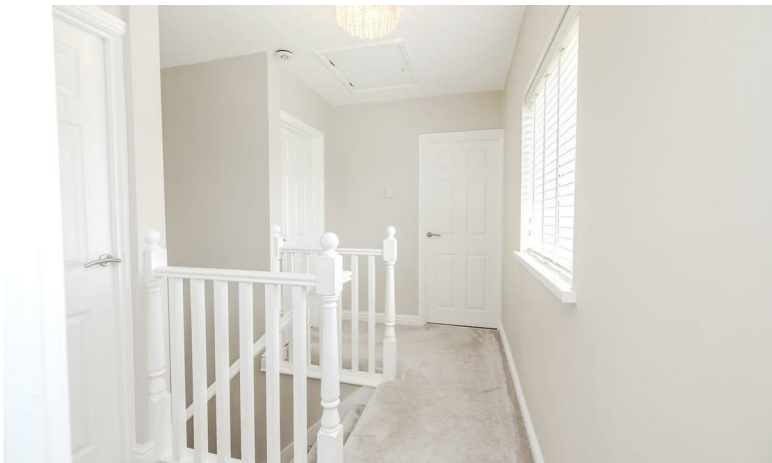
- Extensively Modernised
- Kitchen/Diner
- Detached Garage

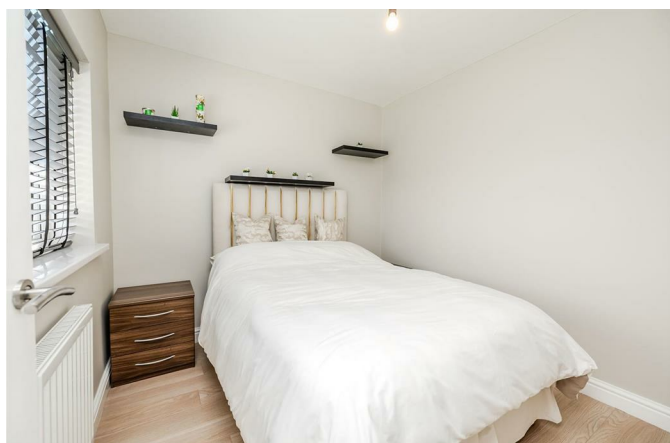
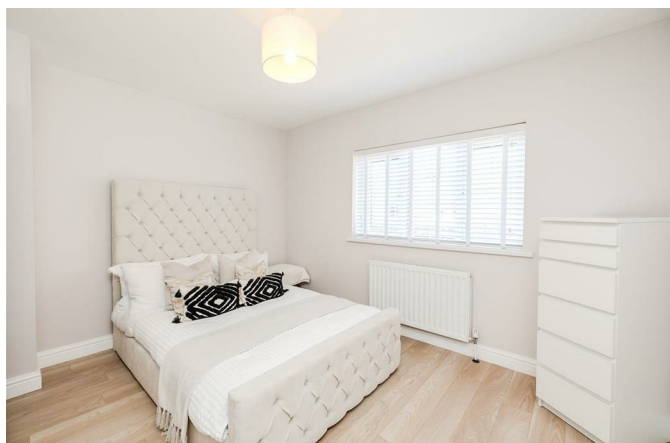
A very well presented 3 bedroom semi detached house recently refurbished by the current owners creating a well appointed and spacious family home. The Entrance area with stairs to first floor opens to the magnificent Kitchen/Diner fitted range of modern style wall and base units, sink unit, electric cooker with oven and 4 ring ceramic hob, extractor hood and space for fridge freezer. The Utility room has space and plumbing for a washer and dishwasher, gas boiler, door to outside and door to the Cloakroom/WC fitted with a low level wc with wash basin. The spacious dual aspect Lounge has French doors opening to the rear garden and window to the front. Stairs to first floor landing. Bedroom 1 is to the front and has built in storage cupboards. Bedroom 2 has a built in storage cupboard and is to the front with Bedroom 3 to the rear. The Bathroom/WC has been refitted with a contemporary white suite and includes bath with shower and screen, wash basin with drawer storage and a wc. The Garage is detached with roller access door.

The Front Garden has a gravel drive with parking for three cars. The enclosed Rear Garden is ideal for family use, with patio, lawn and fence surround.

Kirkley Drive is within a well established residential area, well placed for Ponteland's excellent village amenities, including schools for all ages, wide choice of shops, renowned range of pubs and restaurants and a variety of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current C Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

2024
WINNERS

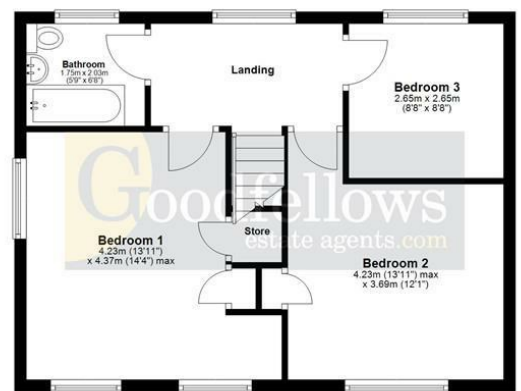
ESTAS

Verified reviews from our clients

Ground Floor



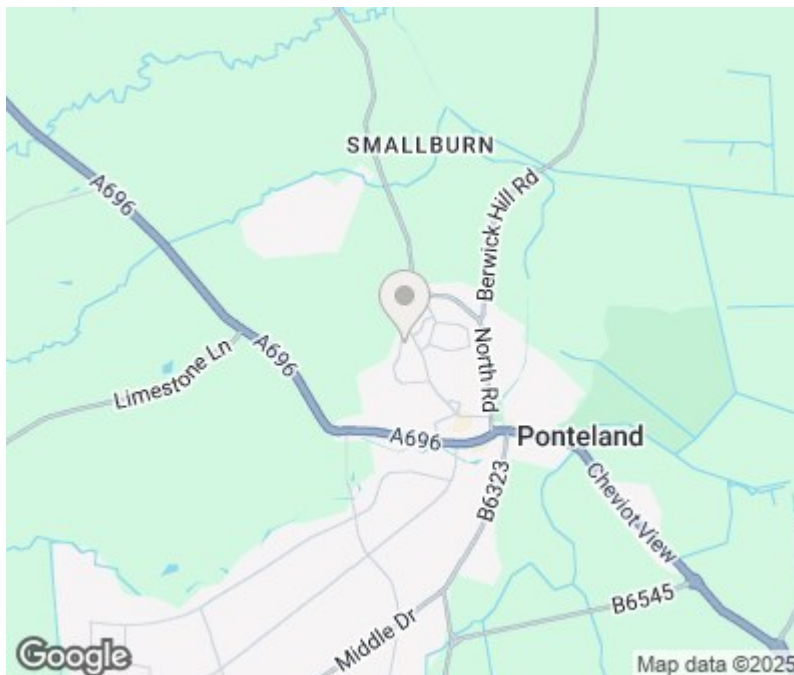
First Floor



Total area: approx. 123.2 sq. metres (1326.0 sq. feet)

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. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.