



- 3 Bed End Terraced House
- Lounge with French Doors
- West Facing Rear Garden
- Available from End of September

- Available Unfurnished
- Fitted Kitchen
- Parking Space

- Cloakroom/WC
- Bathroom/WC with Shower
- Sought After Location

Pleasantly situated at the head of a cul-de-sac, within this sought after development, this 3 bedroomed end terraced house is available to rent unfurnished. With gas fired central heating and sealed unit double glazing, the Reception Hall has oak flooring leading to the Cloakroom/WC, with low level wc and pedestal wash basin. The Lounge also has oak flooring and French doors opening to the rear garden. The Kitchen is fitted with a range of wall and base units with split level oven, 4 ring gas hob with concealed extractor over and plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has built in double wardrobes and is to the rear. Bedroom 2 is to the front, with built in double wardrobes. Bedroom 3 has a shelved airing cupboard and is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with mains shower over, shower screen and chrome towel warmer.

Externally, there is a small paved and gravelled Front Garden along with a block paved parking space. The Rear Garden is West facing with gravel and a range of plants and shrubs, as well as a shed to the side.

The Lairage is conveniently located for Ponteland's excellent local amenities including schools for all ages, good choice of pubs and restaurants, wide variety of shops including Waitrose, Pont Park and an excellent choice of sporting and leisure facilities. Ponteland is well placed for access to Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Reception Hall

Cloakroom/WC

Lounge 14'9 x 12'9 (4.50m x 3.89m)

Kitchen 11'2 x 7'8 (3.40m x 2.34m)

First Floor Landing

Bedroom 1 12'6 x 8'4 (3.81m x 2.54m)

Bedroom 2 9'4 x 7'9 (2.84m x 2.36m)

Bedroom 3 8'8 x 6'3 (2.64m x 1.91m)

Bathroom/WC 6'8 x 5'6 (2.03m x 1.68m)

Information For Tenants - Fees



Energy Performance: Current C Potential B
Northumberland County Council 0345 6006400
Council Tax Band: D
Richard Coates/Ponteland Primary School: 0.74 Miles
Ponteland Middle/High Schools: 0.8 Miles
Newcastle International Airport: 2.1 Miles
Newcastle Central Railway Station: 2.1 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.