



- 2 Bed End Terraced House
- Shower/WC
- Gas CH & SUDG
- Ideal for a Couple/Single Person/Small Family

- 19' Lounge
- Pleasant Rear Garden
- Sought After Location

- Fitted Kitchen
- Double Driveway
- Close to Village Amenities



A well presented 2 bedroomed end terraced house, conveniently situated within this sought after development, well placed for Ponteland's excellent village amenities. With gas fired central heating and sealed unit double glazing, the Entrance Hall opens to the 19' open plan Lounge with painted beamed ceiling, Delft rack and wall lights. The Kitchen is fitted with a range of wall and base units with split level oven, 4 ring ceramic hob with extractor over, plumbing for a washer and door to the rear. Stairs lead from the lounge to the First Floor Landing, with airing cupboard housing insulated hot water cylinder. Bedroom 1 has inset ceiling spot lights and is to the rear. Bedroom 2 has built in and fitted wardrobes and is to the front. The Shower Room/WC is fitted with a wc with concealed cistern, vanity unit with wash basin and mirror fronted cabinet over and shower quadrant with electric shower unit.

Externally, there is a double driveway to the Front Garden, whilst the South facing Rear Garden is gravelled and paved with a collection of plants and flowers and garden shed.

Ryehaugh is well placed for local facilities, including schools for all ages, a good choice of pubs and restaurants, a variety of excellent shops including Waitrose and a range of sporting and leisure facilities. Ponteland is within ideal commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

#### Entrance Hall

**Lounge 19'6 x 11'8 (max) (5.94m x 3.56m (max))**

**Kitchen 12'2 x 11'6 (3.71m x 3.51m)**

#### First Floor Landing

**Bedroom 1 11'11 x 10'8 (3.63m x 3.25m)**

**Bedroom 2 9'2 x 8'4 (2.79m x 2.54m)**

**Shower/WC 7'8 x 5'7 (2.34m x 1.70m)**



Energy Performance: Current D Potential B

Council Tax Band:

Northumberland County Council: 0345 600 6400

Richard Coates Primary School: 0.84 Miles (By Road)

Ponteland Middle / High Schools: 0.81 Miles (By Road)

Newcastle Central Railway Station: 8.95 Miles

Newcastle International Airport: 1.69 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.