



3



1



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- 3 Bed Semi Detached House
- Conservatory
- Bathroom/WC with Shower
- Convenient for Village Amenities

- Well Presented
- Breakfasting Kitchen
- Garage

- 20' Lounge with Multi Fuel Stove
- Utility Room; WC
- Front & Rear Gardens

This 3 bedroomed semi detached house is pleasantly situated within a cul-de-sac, well placed for local amenities. Well presented and with sealed unit double glazing and gas fired central heating, the Reception Hall leads to the 20' Lounge, the focal point of which is a multi fuel stove set within a fabulous feature brick fireplace. French doors open to the Conservatory, overlooking and with a door to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units, with sink unit, split level oven, 4 ring gas hob with extractor over, integral dishwasher with matching door and breakfast bar. The Utility Room has plumbing for a washer and door to the side and there is a Cloakroom/WC with low level wc and wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a built in wardrobe, with windows to the front and side. Bedroom 2 has a shelved airing cupboard and is to the side. Bedroom 3 is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and double ended bath with mains shower over, folding shower screen and fully tiled walls and floor. There is a Garage with up and over door.

Externally, the Front Garden is lawned and there is a shared driveway to the garage. The Rear Garden has decking, a lawn and a range of plants and shrubs.

Beechwood Place is conveniently situated for local amenities, including schools for all ages, good choice of shops, variety of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

Reception Hall 8'8 x 6'2 (2.64m x 1.88m)

Lounge 20'3 x 11'10 (6.17m x 3.61m)

Conservatory 10'6 x 10'6 (3.20m x 3.20m)

Breakfasting Kitchen 13'8 x 7'10 (4.17m x 2.39m)

Utility Room 7'6 x 6' (2.29m x 1.83m)

Cloakroom/WC 19'8" x 9'10" (6' x 3')

First Floor Landing

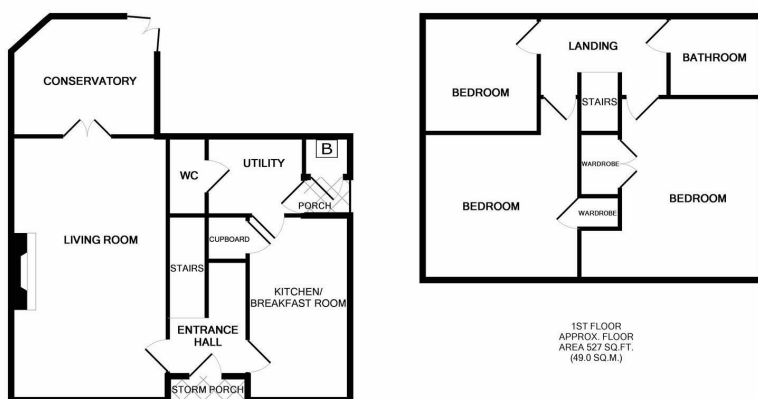
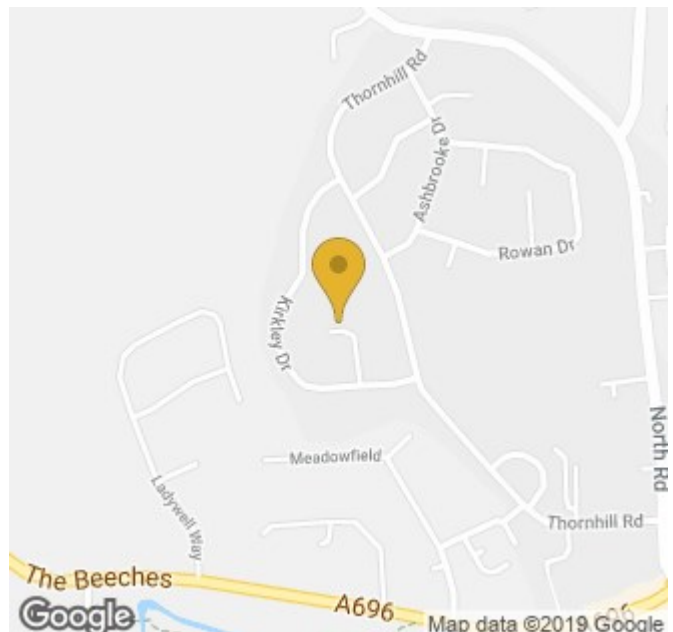
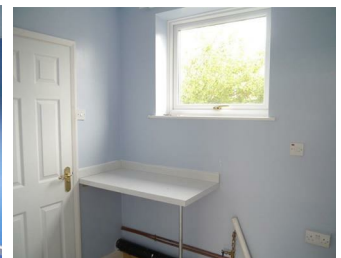
Bedroom 1 14'4 x 13'9 (+ recess) (4.37m x 4.19m (+ recess))

Bedroom 2 12'2 x 11'5 (+ dr recess) (3.71m x 3.48m (+ dr recess))

Bedroom 3 8'9 x 8'9 (2.67m x 2.67m)

Bathroom/WC 6'10 x 6' (2.08m x 1.83m)

Garage



GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(49.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance: Current D Potential B

Council Tax Band: C

Northumberland County Council: 0345 600 6400

Richard Coats/Ponteland Primary School: 0.1 Miles

Ponteland Middle/High Schools: 0.81 Miles

Newcastle International Airport: 2.13 Miles

Newcastle Central Railway Station: 9.43 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.