

- 2 Bed End Terraced Cottage
- Sun Room
- Shower Room/WC
- Delightful, Idyllic, Accessible Village

- Charming Stone Built Property
- Lounge with Multifuel Stove
- Lovely South Facing Garden

- Breakfasting Kitchen
- Planning Permission for THIRD BEDROOM and Kitchen Extension
- Ample Parking



TWO BEDROOMED END TERRACED HOUSE WITH PLANNING PERMISSION FOR THIRD BEDROOM. A charming 2 bedroomed, stone built cottage, delightfully situated within this idyllic, yet accessible village. Dalton is surrounded by beautiful countryside yet is only 4 miles from Ponteland and is within the Ponteland school catchment area. Ponteland has a wide choice of shops including Waitrose, a variety of pubs and restaurants and a range of sporting and leisure facilities. There is good access to Newcastle International Airport and Dalton is also within excellent commuting distance of Newcastle upon Tyne.

This beautifully presented cottage has considerable character and benefits from planning permission for a 3rd bedroom. There is a Sun Room to the front with entrance door and door to the garden. The Reception Hall has an understair storage cupboard and leads to the Lounge, the focal point of which is a multi fuel stove set within an inglenook fireplace with cabinet to the recess with inset shelving over and wall lights. The Breakfasting Kitchen is fitted with a good range of units with inset sink unit to round edged work surfaces, split level double oven with 4 ring ceramic hob and extractor over and door to the rear. The Shower/WC has a suite in white with low level wc, wall mounted wash basin and shower cubicle with mains rain head shower, chrome towel warmer and storage cabinet. Stairs lead from the hall to the First Floor Landing, with Bedrooms 1 and 2 both to the front.

Externally, the South facing Front Garden has a patio wiith lawn beyond, a range of plants and shrubs and gravelled path as well as an additional parking area. To the rear, there is parking, storage shed, patio area and cold water tap.

Planning Permission (Ref: 16/03234/FUL) was granted to extend the accommodation to the rear, if needed. Plans are available for inspection within our Ponteland office.

**Sun Room 11'2 x 5'9 (3.40m x 1.75m)**

**Reception Hall**

**Lounge 15' x 13'9 (4.57m x 4.19m)**

**Breakfasting Kitchen 13'8 x 8'3 (4.17m x 2.51m)**

**Utility/Rear Hall 9'8 x 4'2 (2.95m x 1.27m)**

**Shower/WC 7'10 x 6'6 (2.39m x 1.98m)**

**First Floor Landing**

**Bedroom 1 16'8 x 10'10 (5.08m x 3.30m)**

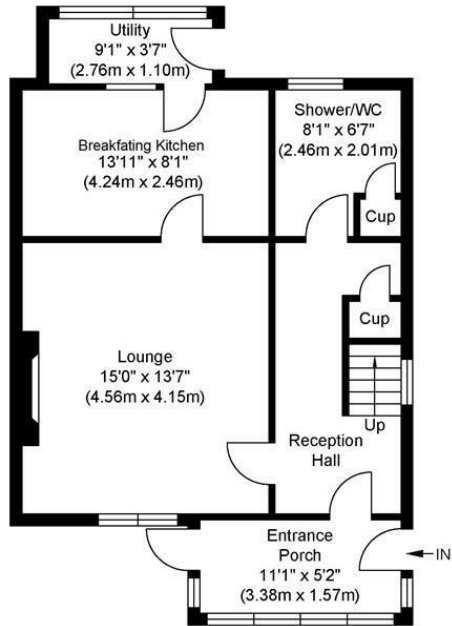
**Bedroom 2 12'6 x 10'10 (max) (3.81m x 3.30m (max))**



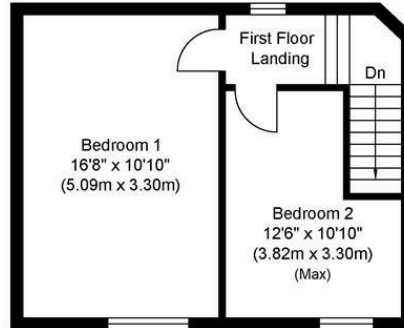


Energy Performance: Current F Potential A  
Council Tax Band: D  
Northumberland County Council: 0345 2000 101  
Ponteland: 4 Miles  
Hexham: 16.4 Miles  
Newcastle International Airport: 5.9 Miles  
Newcastle Central Railway Station: 12.9 Miles





Ground Floor  
Approximate Floor Area  
584.58 sq. ft.  
(54.31 sq. m)



First Floor  
Approximate Floor Area  
347.99 sq. ft.  
(32.33 sq. m)

Illustration for identification purpose only, measurements are approximate, not to scale.



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.