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THE LAIRAGE, PONTELAND, NE20
Guide Price £250,000

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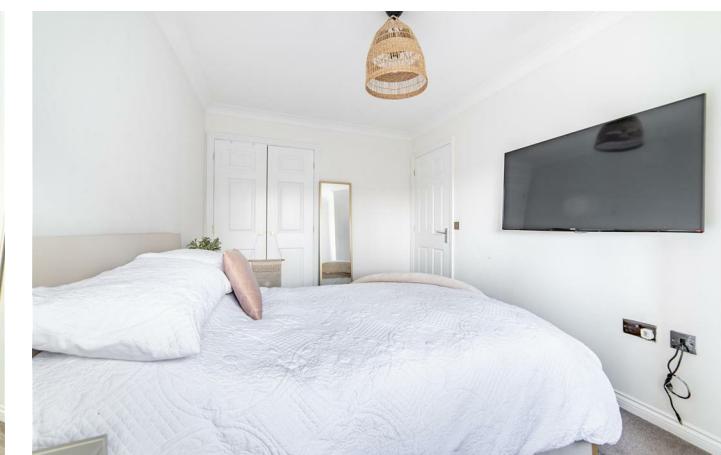


Well Presented Modern Terraced Home Situated within Central Ponteland Boasting an Open Plan Lounge/Dining Room, Kitchen/Breakfast Way, Three Bedrooms, Bathroom & Private South Facing Rear Garden!

This well-presented, modern, three-bedroom terraced home is ideally located on The Lairage, offering thoughtfully arranged accommodation which is situated across two floors and is ideal for modern family living.

The Lairage, which is situated just off from West Road, is perfectly situated within this desirable residential area of Ponteland, providing a quiet and family-friendly setting. The property itself is well positioned for local amenities, including excellent schooling and leisure facilities, whilst also offering easy access into Newcastle City Centre and surrounding areas via excellent road transport links.

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The property itself, is accessed via a front door that opens into a hallway, with a convenient ground-floor WC positioned on the left-hand side and a well-presented kitchen/breakfast room on the right-hand side. To the very rear of the property is a superb, open plan lounge/diner, which benefits from French doors leading out into the garden and enjoys a sunny aspect.

Stairs lead up to the first-floor landing, where there is access to a well-appointed bathroom and three good-sized bedrooms.

Externally, the property benefits from a south facing rear garden, which is low-maintenance, featuring gravel and patio area. The garden is fully fenced, making it suitable and safe for people with dogs or children. The property also includes a garage and parking.



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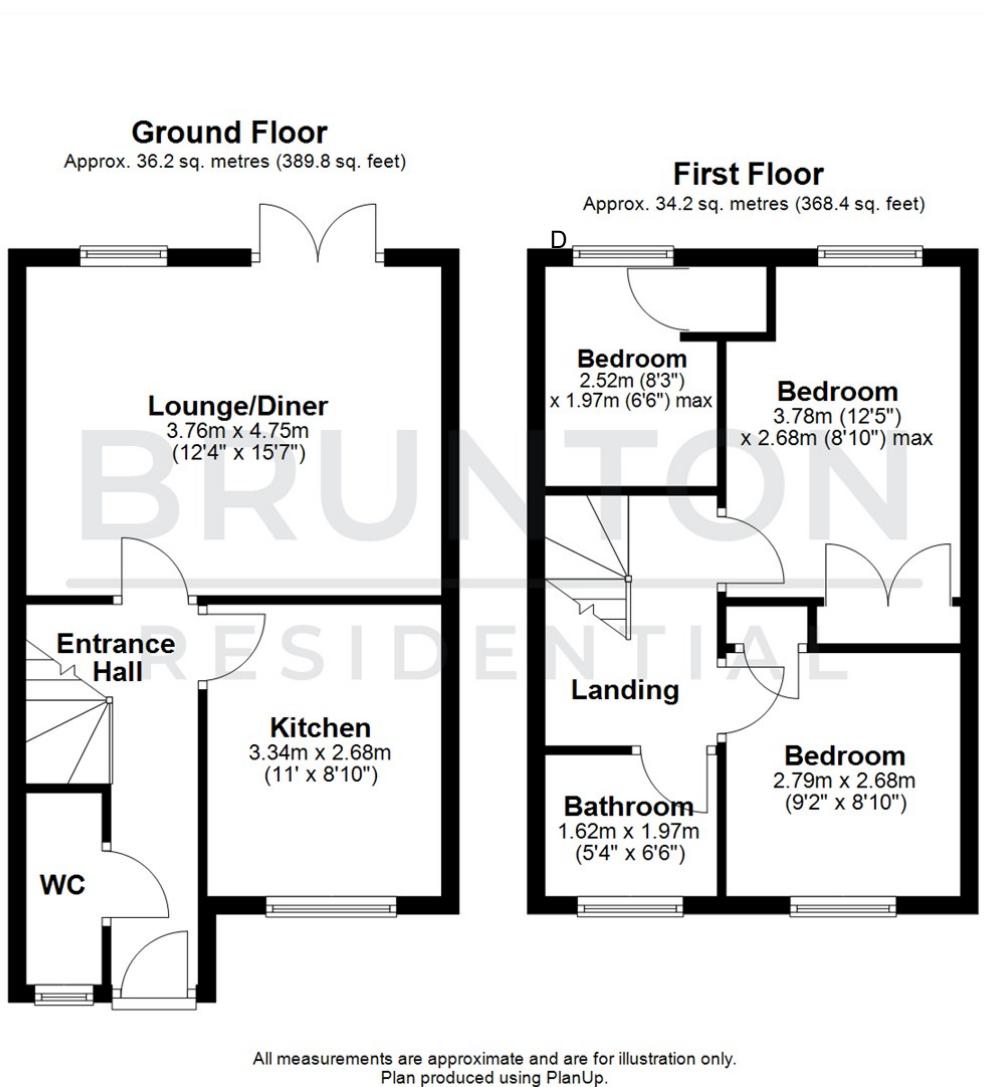
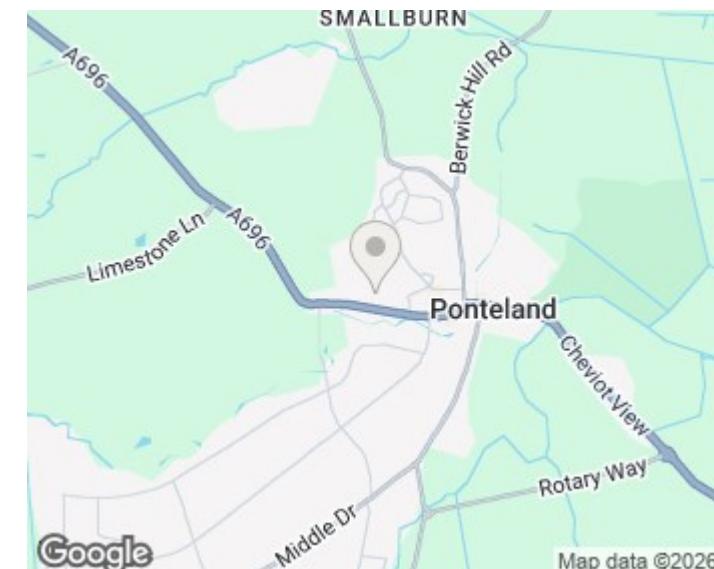
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC