



6 Guardians Court  
, Ponteland, NE20 9UG  
Guide Price £325,000



Trading Places



## 6 Guardians Court

, Ponteland, NE20 9UG

\*\*\*\* Superbly Presented Townhouse \*\* Cul-De-Sac Position \*\* Four Bedrooms (Master With En-Suite) \*\* Contemporary Breakfasting Kitchen \*\* Modern Living Room \*\* Double Drive & Integral Garage \*\* Low Maintenance Rear Garden \*\* Refurbished to a High Specification Throughout \*\*\*\*

Trading Places are delighted to welcome to the market this beautifully presented, contemporary town house. The property enjoys a cul-de-sac position on this small, modern development in the centre of Ponteland Village. The current owner has significantly redesigned and refurbished the property to a high specification throughout and an internal inspection is highly recommend to appreciate the standard of accommodation this impressive property has to offer. Benefitting from HIVE control and Smart Metering, TMEZON door, intercom and camera entry system, remote controlled blinds and state of the art lighting installations The accommodation briefly comprises: Vestibule, hallway, inner lobby with utility cupboard, ground floor bedroom, shower room/w.c, access to the garage. The first floor comprises Living Room, contemporary kitchen/dining room (18ft) with Bosh integrated appliance's. Cloaks/w.c., Second Floor; Master Bedrooms with fitted wardrobes, en-suite shower/w.c., two additional bedrooms, family bathroom/w.c which has been recently refurbished. To the front of the property there is a double width driveway, integral garage with electric door, garden to rear. The property has gas central heating and the current owner has recently installed UPVC double glazed window.

Please contact 0191-2511189 to arrange a viewing. EPC Rating C.

### Vestibule





Hallway

Inner Lobby

Ground Floor Bedroom  
10'4" x 8'3" (3.15 x 2.51)

Ground Floor Shower  
Room/w.c

Cloak Room/w.c.

First Floor Landing

Lounge  
16'3" x 11'8" (4.95 x 3.56)

Breakfasting Kitchen  
18'2" x 10'9" (5.54 x 3.28)

Second Floor Landing

Master Bedroom  
18'2" x 9'9" (5.54 x 2.97)

En-Suite Shower Room/w.c  
5'7" x 5'2" (1.70 x 1.57)

Bedroom Two  
11'1" x 8'0" (3.38 x 2.44)

Bedroom Three  
8'9" x 8'0" (2.67 x 2.44)

Family Bathroom/w,c  
6'3" x 5'0" (1.91 x 1.52)

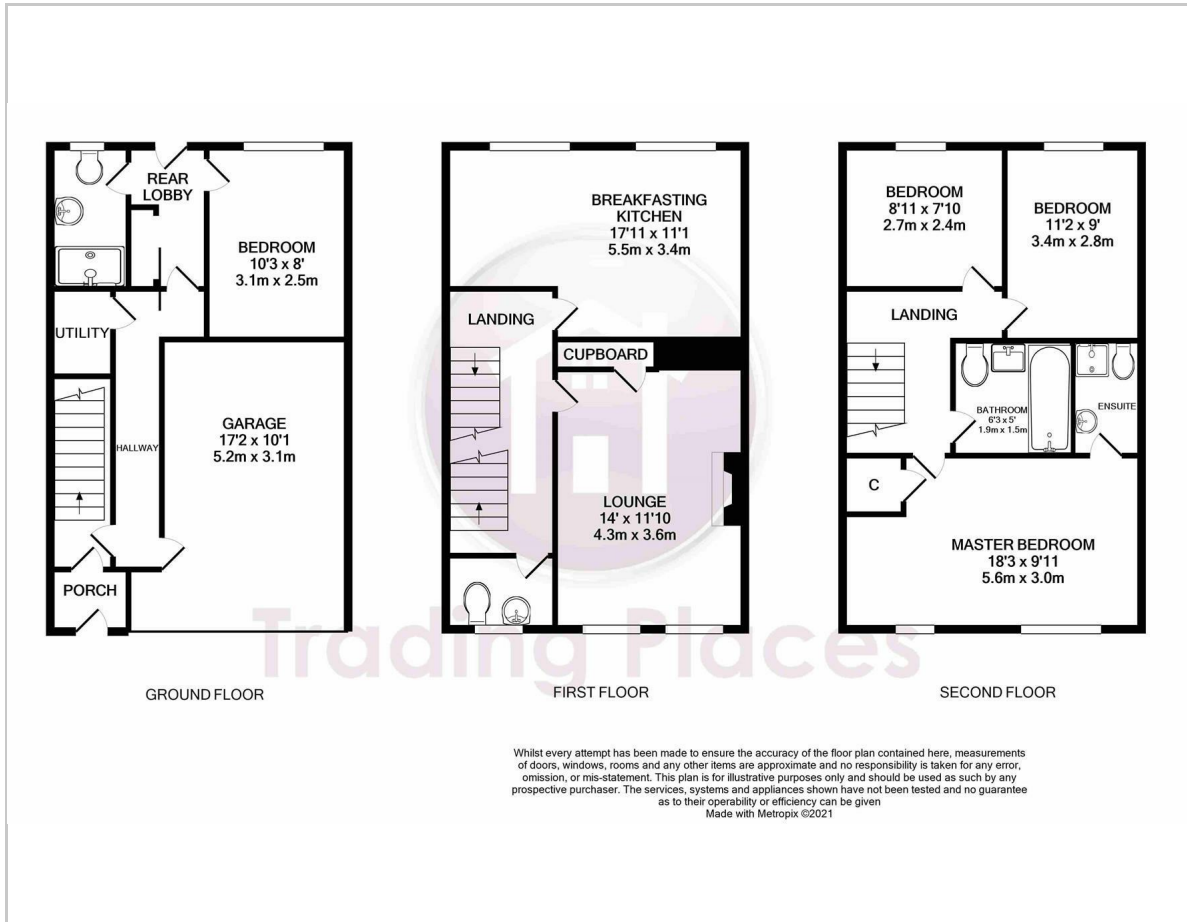
Integral Garage  
17'2" x 10'1" (5.23 x 3.07)

### Agents Notes

Please note - this property is leasehold. A 99 year lease was granted on 1st January 1996. The ground rent is £20.00 per year.



## Floor Plan



## Area Map



## Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

