



- 5 Bed Townhouse
- Master En-suite and Dressing Room
- Allocated Parking Space
- EPC Rating C

- Open plan Kitchen/Dining Room
- Bathroom
- South Facing Rear Garden

- Spacious Lounge
- Cloakroom WC
- Council Tax Band E

A well presented 4/5 bedroom mid terraced town house, conveniently situated within this sought after development. Recently updated and improved and offering flexible accommodation set out over three floors.

The Reception Hall has a cloaks/storage cupboard and door to the Cloakroom/WC fitted with white suite. The light and spacious Dining Kitchen is fitted with a range of units with electric oven and 4 ring gas hob with modern extractor over, plumbing for washing machine and French doors opening to the rear garden. The Sitting Room/Bedroom 5 is to the front. Stairs to first floor landing with The spacious 'L' shaped Lounge having two window to the rear. Bedroom 2, a double is to the front and the Bathroom/WC is fitted with a low level WC, pedestal wash hand basin and bath with shower. The Second Floor Landing provides access to the other bedrooms with the Master Bedroom to the rear with a Dressing Room and En Suite Shower/WC with low level WC, pedestal wash hand basin and shower cubicle with mains shower unit. Bedrooms 3 & 4 are both to the front with Velux roof lights.

Externally, there is a pleasant South facing Rear Garden with patio and lawn. There is a designated parking space to the rear of the property.

The Lairage is a small development, well place for amenities including the park, schools for all ages, excellent shopping facilities including Waitrose, a good choice of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for access to Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Entrance Hall

Sitting Room / 5th Bedroom 10'6 x 8'9 (3.20m x 2.67m)

Cloakroom WC

Kitchen/Dining Room 15'3 x 15'2 max (4.65m x 4.62m max)

First Floor Landing

L Shaped Lounge 17'10 x 15'7 max (5.44m x 4.75m max)

Bedroom 2 11'8 x 8'10 (3.56m x 2.69m)

Bathroom WC

Second Floor Landing

Bedroom 1 13' x 8'8 (3.96m x 2.64m)

Dressing Room 7'9 x 5'10 (2.36m x 1.78m)

En Suite Shower Room WC

Bedroom 3 9 x 7'9 (2.74m x 2.36m)

Bedroom 4 7'9 x 7'2 (2.36m x 2.18m)





Energy Performance: Current Potential

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:



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.