



- Semi Detached House
- Lounge/Dining Room
- Spacious Garage
- EPC Rating D

- Well Presented
- Kitchen
- Front & Rear Garden

- 3 Bedrooms
- Family Bathroom WC
- Council Tax Band D

A well presented 3 bedroom semi detached house, conveniently situated for village amenities. The welcoming Reception Hall leads to the magnificent 21 ft. Lounge/Dining Room, with a bay window to the front and an open flame, gas fire set within a traditional style fire surround. The dining area has window to rear. The newly fitted Kitchen has a range of wall and base units with stainless steel sink unit, electric oven, gas hob with extractor integrated fridge and dishwasher. Door leads to the spacious garage with electric access door, wall mounted gas boiler, plumbing for washing machine and door to rear garden. Stairs lead from the hall to the First Floor Landing with access to the part boarded loft with ladder. Bedroom 1 is to the front with built in cupboard housing the hot water storage tank. Bedroom 2, also a double, overlooks a playing field to the rear and Bedroom 3 is to the front with storage cupboard. The Bathroom/WC is fitted with a modern suite comprising low level wc, wash basin with drawer storage and bath with mains shower over.

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

Pont View is a pleasant cul-de-sac, conveniently situated off North Road and well placed for a wide range of amenities including schools for all ages, excellent choice of shops, range of renowned pubs and restaurants and a variety of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Entrance Hall 11'7" x 6'8" (3.544 x 2.043)

Lounge Area 12'0" x 11'9" (3.659 x 3.606)

Dining Area 11'10" x 9'9" (3.628 x 2.985)

Kitchen 8'7" x 9'3" (2.641 x 2.840)

Bedroom 1 11'11" x 9'1" (3.639 x 2.770)

Bedroom 2 9'7" x 11'0" (2.939 x 3.354)

Bedroom 3 7'5" x 8'7" (2.272 x 2.633)

Bathroom WC

Garage 7'6" x 22'6" (2.310 x 6.862)



2023 WINNER

ESTAS
★★★★★

Verified reviews from homemovers



Energy Performance: Current D Potential B

Council Tax Band: D

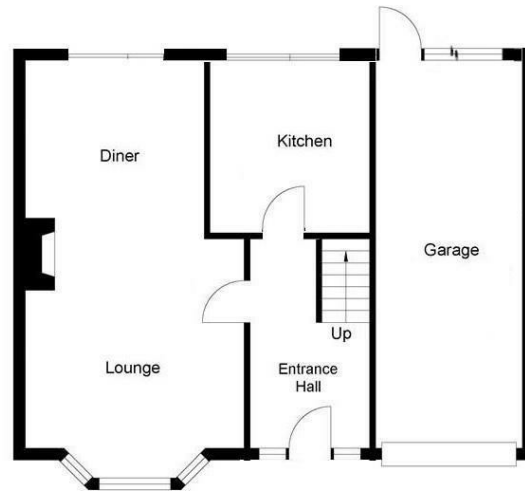
Distance from School:

Distance from Metro:

Distance from Village Centre:



First Floor



Ground Floor

Illustration for identification purposes only, 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.