



- Semi Detached House
- Conservatory
- Cloaks WC
- EPC Rating C

- 3 Bedrooms
- Breakfasting Kitchen
- Shower Room WC

- Lounge
- Utility Room
- Council Tax Band C

This well presented family home is ideally situated close to all of Ponteland's amenities and schooling for all ages. With gas fired central heating and double glazing the accommodation briefly comprises: Entrance porch with windows to three sides and door to the Reception hall with stairs to first floor and cloaks storage cupboard. A spacious 19ft dual aspect Lounge features a tradition style fires surround with electric fire and glazed sliding door to the Conservatory. The Breakfasting Kitchen has a range of wall and base units, sink unit, space for electric cooker and door to a utility room with fitted units, sink unit, plumbing for washer, Gas boiler door to side and door to Cloakroom WC. Stairs from the hallway lead to the first floor landing with window to the rear and access to the loft. The generous sized main bedroom has a good range of fitted wardrobes, cupboards, matching bedside units, 2 windows to the front and 1 to the side. Bedroom 2 is also a good size double with window to front and fitted bedroom furniture. Bedroom 3 is to the rear and has fitted wardrobes and views over countryside. The Shower/WC has a shower enclosure, wash basin with drawer storage and a wc. Externally, the front garden has lawn and beautifully planted flower beds and borders. A path to one side leads to the rear garden, with lawn, paved patio, planted borders, establish hedge to boundary and a summerhouse. Kirkley Drive is within a well established residential area well placed for all of Pontelands excellent amenities.





Energy Performance: Current C Potential B

Council Tax Band: C

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.