



- 2 Bed Mid Terraced House
- 19' Open Plan Lounge
- Shower/WC
- Excellent Opportunity

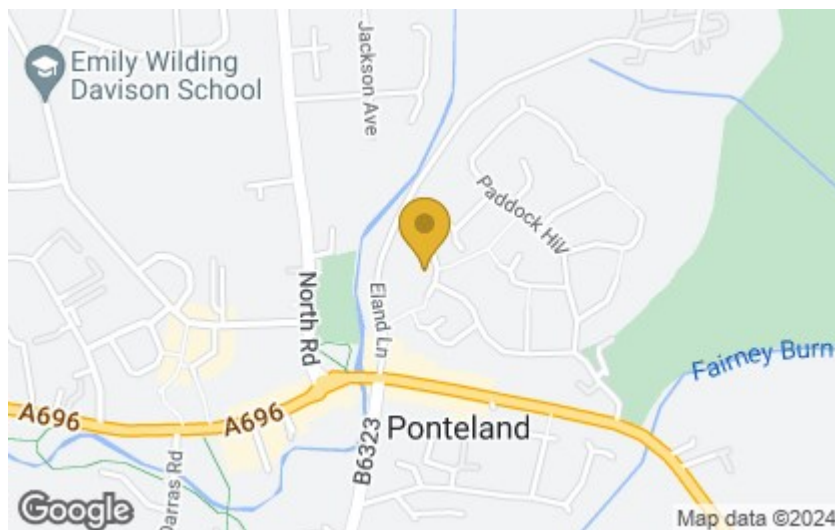
- Sought After Village Location
- Fitted Kitchen
- Driveway for Off Street Parking

- Scope for Cosmetic Updating
- Conservatory
- West Facing Rear Garden

A 2 bedroom mid terrace house in an excellent location within the sought after village of Ponteland. The property has gas fired central heating and sealed unit double glazing, although would benefit from some updating and therefore presents an excellent opportunity to create a fabulous property to the purchasers' own taste and requirements. The Entrance Hall leads to the 19' open plan Lounge, with wall lights, Delft rack and mock beamed ceiling and electric fire with modern style surround. The Kitchen is fitted with wall and base units, with sink unit, electric oven, 4 ring gas hob with concealed extractor over, plumbing for a washer, breakfast bar and door to the Conservatory. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the rear and currently used as a sitting room. Bedroom 2 has built in wardrobes and storage cupboard and is to the front. The Shower Room/WC has a low level wc, pedestal wash basin and a walk in wet room shower with glazed screen.

Externally, the Front Garden has paved driveway for off street parking. The West facing Rear Garden has paved area and fence and hedge surround.

Eland Edge is conveniently situated for Ponteland's excellent range of amenities, including a wide range of shops, schools for all ages, variety of sporting and leisure facilities and a good choice of pubs and restaurants. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airport.



Energy Performance: Current C Potential B
 Council Tax Band: C
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

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.