



- Recently Decorated
- Quiet Cul de Sac
- Bathroom/WC
- Council Tax Band A / EPC Rating E

- New Carpets/Flooring
- Spacious Lounge
- First Floor Double Bedroom

- Central Village Location
- Kitchen
- Paved Patio Area

A well presented one bedroom 'Gemini' link house, conveniently located within this highly sought after village. The property has been recently decorated including new flooring and carpets. With electric heating and sealed unit double glazing, the Entrance Hall leads to the open plan 21' Lounge/Kitchen. The Lounge with electric fire and window to the front, whilst the kitchen is fitted with a range of wall and base units with sink unit, fitted breakfasting table, electric oven and hob as well as space for fridge freezer and plumbing for a washing machine. The modern Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin and 'P' shaped bath with electric shower, curved screen, fully tiled surrounds and heated towel rail. Stairs lead from the lounge to the First Floor Gallery Bedroom, with built in wardrobe/airing cupboard housing the hot water cylinder and Velux roof light. There is a paved patio area to the front and communal parking.

Fairney Edge is ideally situated within a sought after residential area, with excellent access to local facilities including a wide range of shops, variety of renowned pubs and restaurants, leisure centre with swimming pool and a good choice of sporting and leisure facilities. Ponteland is ideally placed for Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

**Living / Kitchen 21'3" x 13'1" (6.48 x 3.99)**

**Bathroom / WC 8'7" x 5'4" (2.62 x 1.63)**

**Bedroom 13'1" x 9'3" (4.01 x 2.82)**







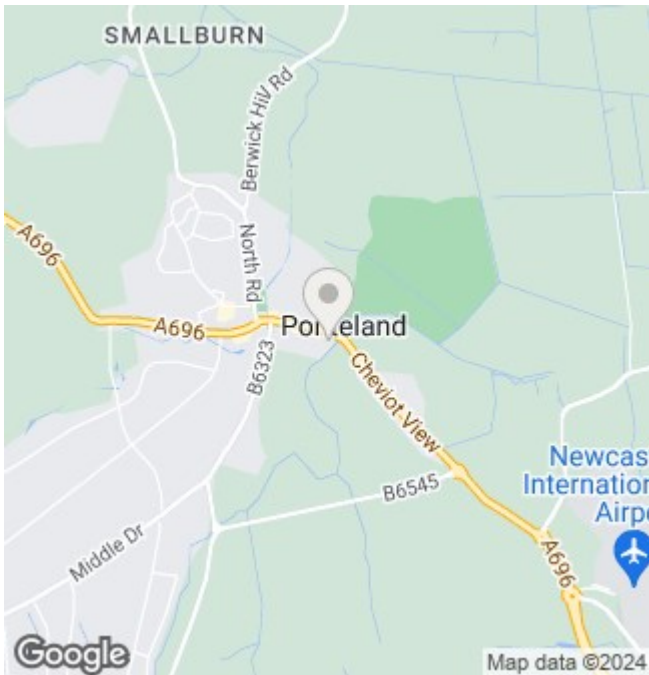
Energy Performance: Current E Potential B

Council Tax Band: A

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.