



- 3 Bed Terraced House
- 23' Dual Aspect Lounge/Dining Room
- Bathroom/WC with Separate Shower
- Council Tax Band: B
- Sought After Village
- 18' Breakfasting Kitchen
- Front & Rear Gardens
- Set Around a Central Green
- Rear Hall/Utility
- Ideal for a Couple/Family

This 3 bedroomed mid terraced house is pleasantly situated in a popular development surrounding a small green, within this sought after village. With oil fired central heating and sealed unit double glazing, the Reception Hall has oak flooring and leads to the 23' dual aspect Lounge/Dining Room, with a coal effect electric fire within an attractive Minster style surround, with book/display shelving to an arched recess and French doors opening to the rear garden. The 18' Breakfasting Kitchen is fitted with a range of wall and base units, ceramic sink unit, split level double oven, 4 ring ceramic hob with extractor over, integral fridge and freezer with matching doors, plumbing for a dishwasher and tiled floor. The Rear Hall/Utility has plumbing for a washer and door to the rear and there is a separate Boiler Room with central heating boiler and storage cupboard. Stairs lead from the hall to the First Floor Landing, with airing cupboard housing an insulated hot water cylinder and access to the loft. Bedroom 1 is to the front. Bedroom 2 has built in double wardrobes and is to the rear. Bedroom 3 is to the front and also has built in double wardrobes. The Bathroom/WC has a low level wc, wash basin with storage under, corner bath, shower cubicle with electric shower and fully tiled walls and floor.

Externally, the Front Garden is lawned with block paved path, tree and hedge to the side. The West facing Rear Garden has a patio with lawn, shed and conifer hedge.

Stamfordham is a charming village set around a green. There is an excellent pub and 'Outstanding' primary school. Surrounded by beautiful countryside, Stamfordham is within commuting distance of Newcastle and is well placed for Newcastle International Airport and surrounding towns and villages in the Tyne Valley and Northumberland.

Reception Hall 14'10 x 5'10 (max) (4.52m x 1.78m (max))

Lounge/Dining Room 23'0 x 10'8 (7.01m x 3.25m)

Breakfasting Kitchen 18'4 x 8'4 (max) (5.59m x 2.54m (max))

Rear Hall/Utility 5'0 x 4'2 (1.52m x 1.27m)

Boiler Room 5'0 x 2'11 (1.52m x 0.89m)

First Floor Landing

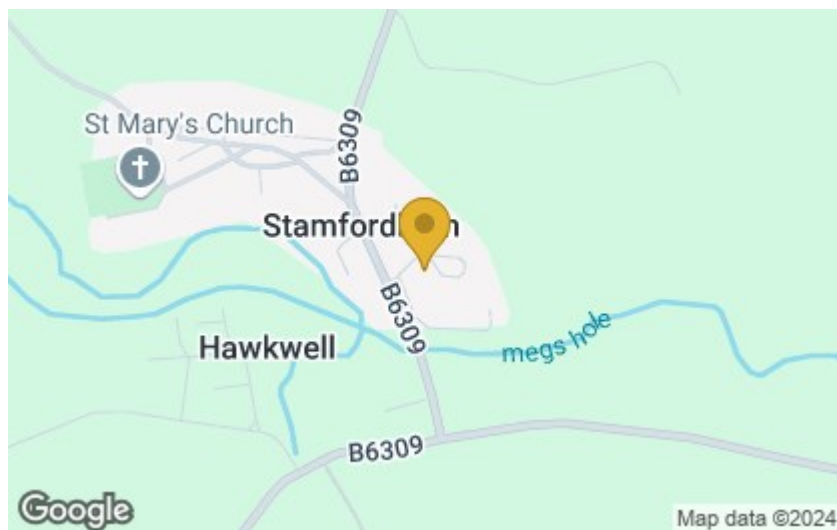
Bathroom/WC 9'4 x 7'0 (+recess) (2.84m x 2.13m (+recess))

Bedroom 1 14'0 x 11'8 (4.27m x 3.56m)

Bedroom 2 11'6 x 10'8 (3.51m x 3.25m)

Bedroom 3 11'2 x 10'9 (max) (3.40m x 3.28m (max))

Bathroom/WC 11'2 x 10'9 (max) (3.40m x 3.28m (max))



Energy Performance: D
 Council Tax Band: B
 Distance from School: Stamfordham Primary School 0.1miles
 Ponteland Primary School 5.3miles
 Ponteland High School 5.4miles
 Distance from Newcastle International Airport 9.9miles
 Newcastle City Centre 14miles
 Northumberland County Council 03456006400
 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.