



- Views over Countryside
- 3 Bedrooms
- Bathroom/WC
- Council Tax Band C / EPC Rating E

- Outskirts of Village
- Superb Lounge/Dining Room
- Off Road Parking

- End Terrace
- Kitchen/Breakfast Room
- Enclosed Garden

Situated in a superb position on the outskirts of Ponteland, just two minutes drive to the Village centre and surround by countryside. This Lovely 3 Bedroom, character end terrace has been updated by the present owner. The accommodation briefly comprises Entrance hall with stair to first floor and door to the magnificent sized lounge/dining room feature inglenook fireplace with brick inset, tiled hearth and multi-fuel burning stove, oak wood flooring, built in cupboard housing electrically operated combination boiler, and door to kitchen. Fitted with a range of base wall and drawer unit, sink unit, electric oven, hob with extractor hood over, washing machine and door to the rear garden.

From the entrance lobby stairs to lead up to the First Floor Landing. Access to the loft space which is boarded and has light and a drop down ladder, doors to bedrooms and bathroom/WC. Bedrooms 1 & 2 are to the front with Bedroom 3 to the rear with views over fields

The Bathroom/WC is fitted with a white four piece suite comprising panelled bath with tiled surround, double step in shower cubicle, pedestal wash hand basin and low level WC, tiled walls and floor, extractor fan and chrome effect ladder style radiator.

Externally the property has a gravelled driveway providing parking for two cars with gated access to the rear garden, the garden with fenced boundaries and a raised decked patio.

Services. Mains Electric, Mains Water, Mains Drainage.

#### Entrance Hall

Lounge/Dining Room 15'0" x 17'8" (4.58 x 5.39)

Kitchen/Breakfast Room 5'11" x 19'7" (1.81 x 5.99)

#### First Floor

Bedroom 1 15'0" x 9'9" max (4.59 x 2.98 max)

Bedroom 2 11'9" x 10'10" max (3.59 x 3.32 max)

Bedroom 3 6'0" x 8'0" (1.84 x 2.46)

Bathroom/WC





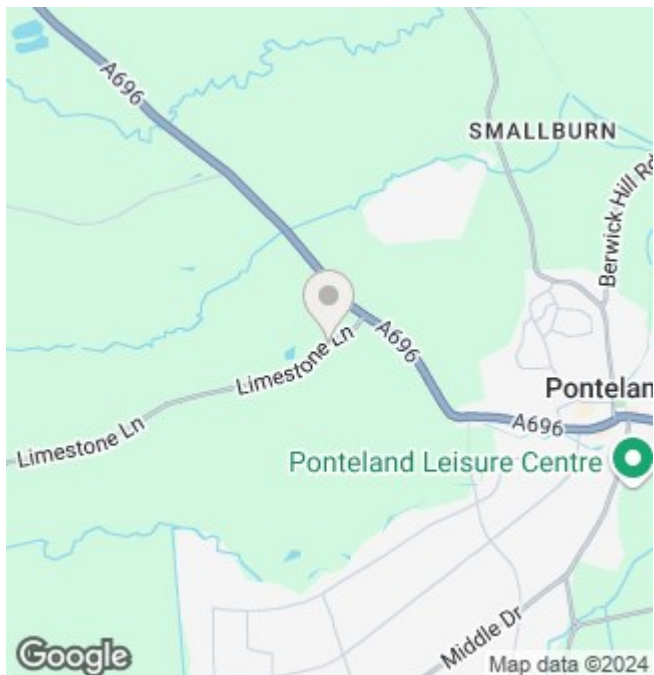
Energy Performance: Current E Potential B

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.