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- Central Village Location
- South Facing Garden
- Spacious Lounge
- Council Tax Band A / EPC Rating D

- Buy To Let Potential
- Parking
- Kitchen

- Quiet Cul de Sac
- Mezanine Bedroom
- Bathroom/WC

A well presented one bedroom 'Gemini' link house, conveniently located within this highly sought after village. The property features a south facing garden to the front and parking space. With electric heating and sealed unit double glazing, the Entrance Hall leads to the open plan 20' Lounge/Kitchen. The Lounge with window to the front, whilst the kitchen is fitted with a range of wall and base units with sink unit, space for electric cooker as well as space for fridge and space and plumbing for a washing machine. The Bathroom/WC is fitted with a wc, wash basin and a bath with electric shower. 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.

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.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential A

Council Tax Band: A

Distance from School:

Distance from Metro:

Distance from Village Centre:

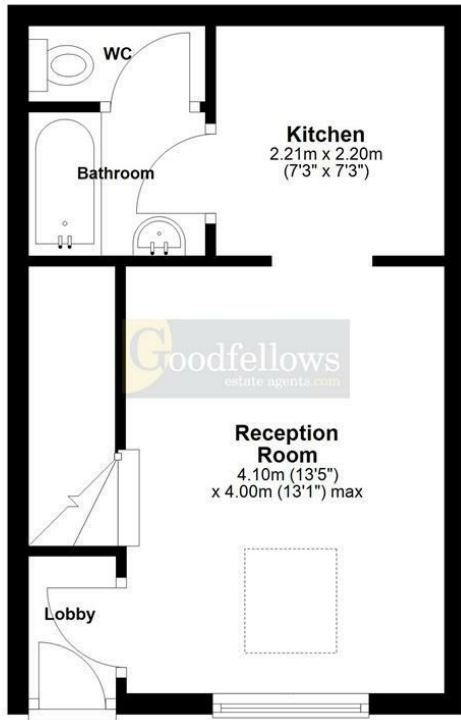
Please note all sizes and distances are approximate.

2024
WINNERS

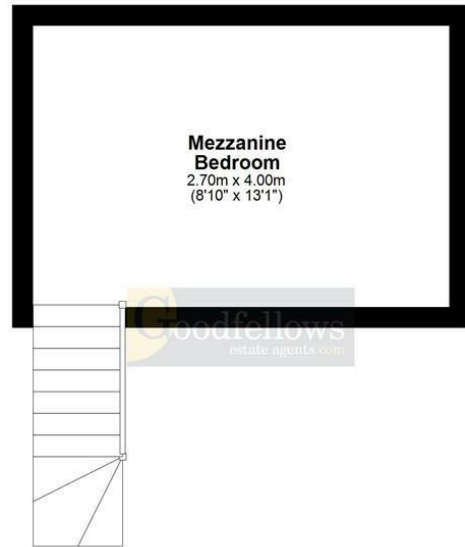
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Ground Floor



Mezzanine



Total area: approx. 36.4 sq. metres (391.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.