



# 77 Western Way

Darras Hall

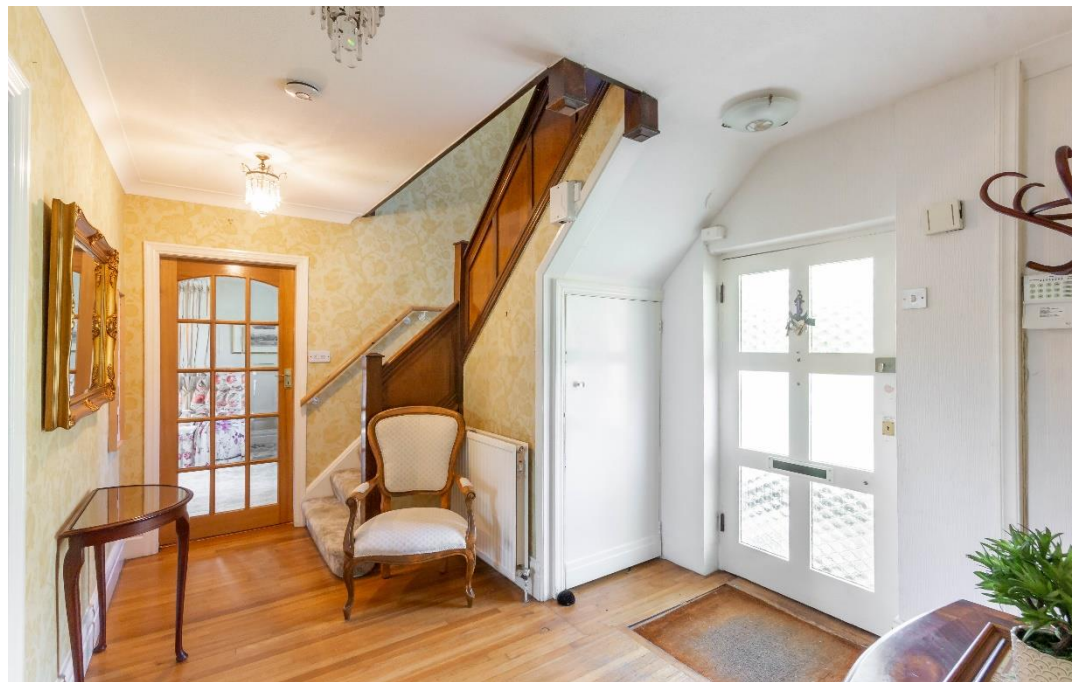


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YOUNG









## 77 Western Way Darras Hall, NE20 9AP

Substantial Detached Family Home Boasting Seven Bedrooms, Two Bathrooms, Three Reception Rooms, Generous Kitchen/Diner, Double Garage, Off Street Parking for Multiple Vehicles & a Lovely Garden Plot!

Priced to reflect modernisation, this charming detached residence is ideally situated on Western Way, Darras Hall. Western Way is ideally located for access to The Broadway for local shopping facilities, as well as into Ponteland village with its wide array of pubs, cafes, restaurants and shops, and outstanding local schooling. Situated on Western Way, there is also easy access out of Darras Hall towards the A69 and into Newcastle and surrounding areas.

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**Price Guide:**  
Offers Over £750,000

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The internal accommodation comprises: Entrance vestibule | Entrance hallway with staircase leading to the first floor | Living room measuring the full depth of the property, enjoying dual aspect views over the front and rear | Sunroom | Dining room to the rear | Open plan kitchen/diner offering integrated appliances and a separate pantry | Downstairs WC | Utility room | Integral access into the double garage.

The staircase then leads up to the first floor landing and gives access onto seven bedrooms, of which five are small double bedrooms and one is a smaller single | The principal bedroom runs the full depth of the property and offers built in wardrobes | The first floor landing gives access to two separate shower room/WC's.



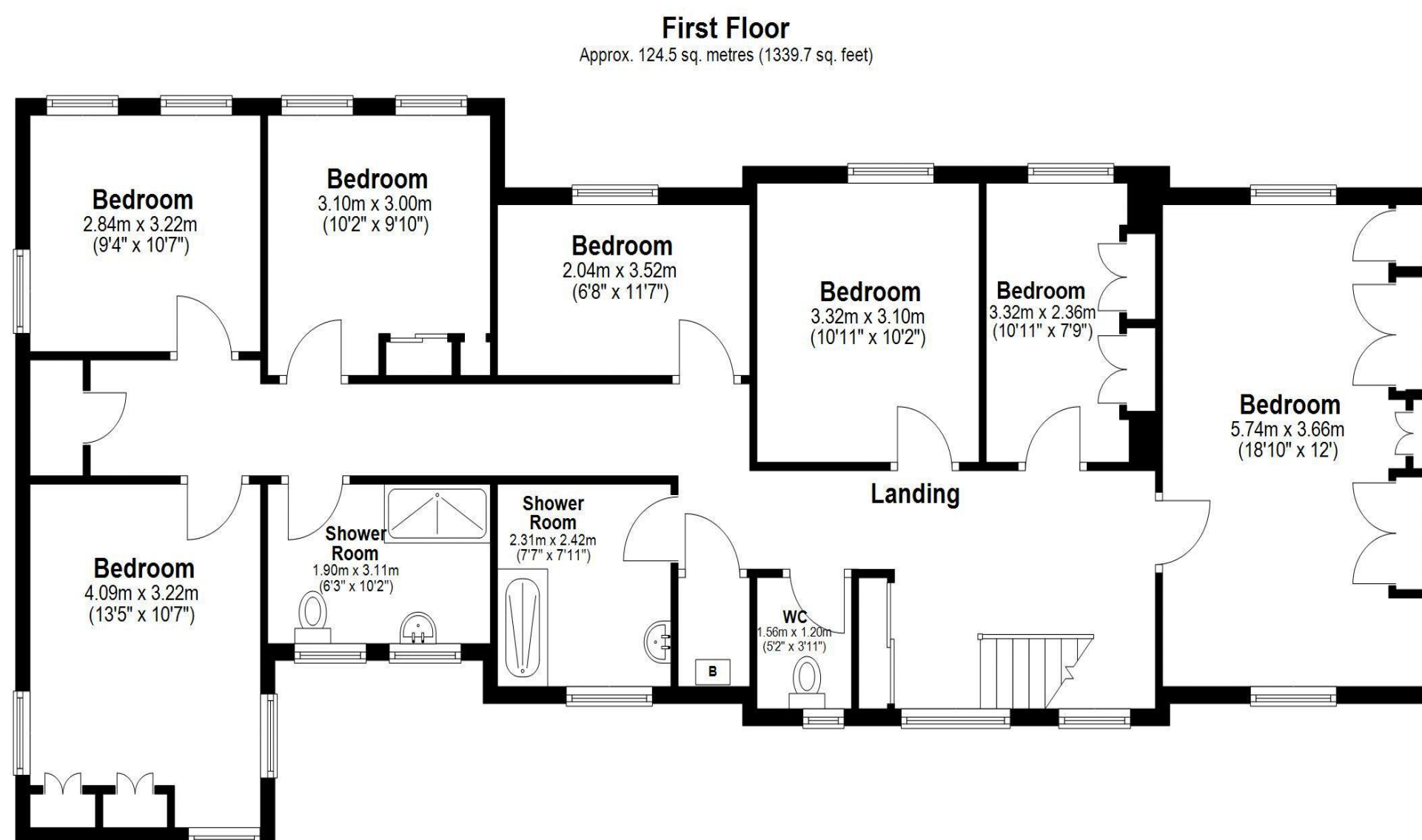
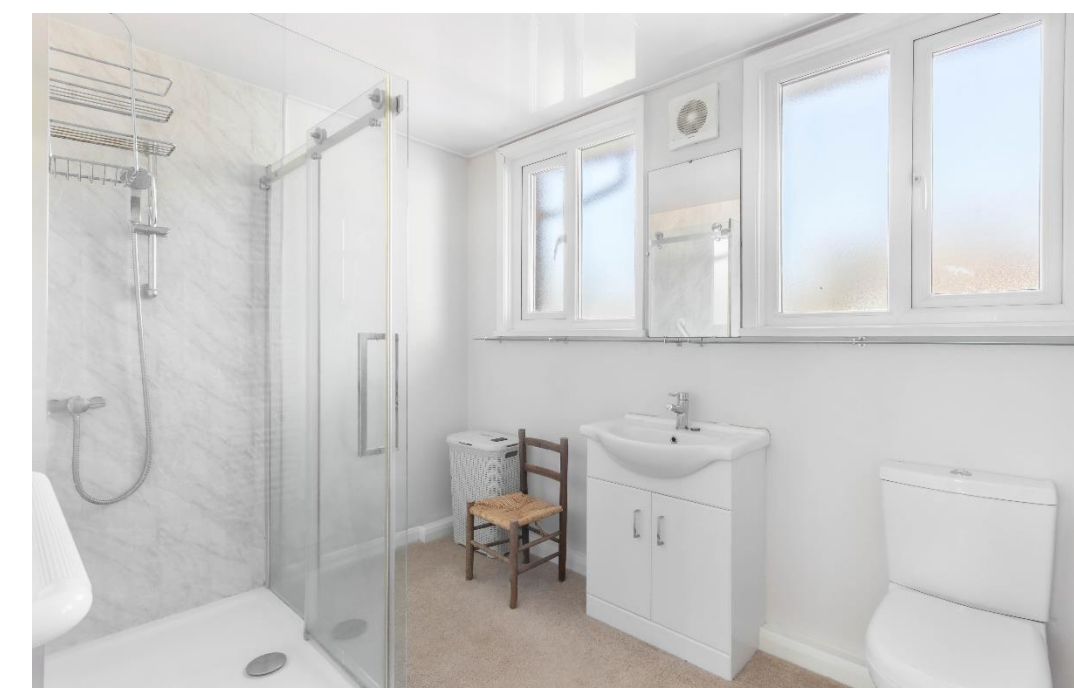
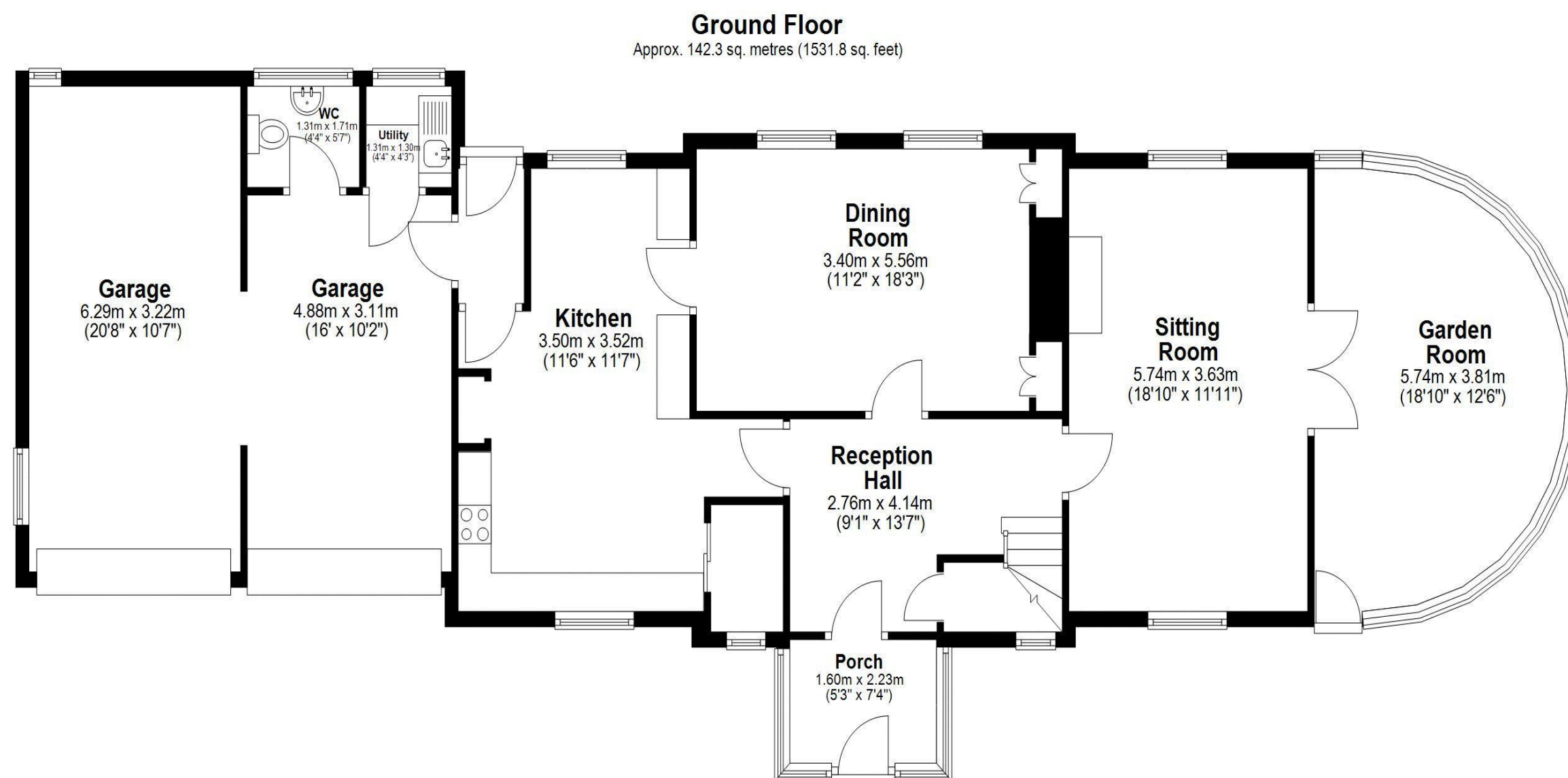
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Total area: approx. 266.8 sq. metres (2871.5 sq. feet)  
**77 Western Way, Ponteland, -**

Externally, the property sits on a wide plot and offers off street parking to the front for at least three vehicles | The gardens wrap around the entirety of the property and a predominantly laid to lawn with mature and well stocked borders offering a great degree of privacy.

Having not been available to the marketplace for over 65 years, this is a great opportunity for the next owner to place their very own stamp in this popular residential location and early viewings are advised.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: D



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