



74 Cheviot View

Ponteland



SANDERSON
YOUNG





74 Cheviot View
Ponteland, NE20 9BW

Beautifully Presented & Well Extended Semi Detached Property Boasting Three Bedrooms, Contemporary Family Bathroom, Three Reception Rooms, Open Plan Kitchen/Diner, Garage, Driveway & Lovely Lawned Rear Garden!

This excellent three bedroom family home occupies a great position on Cheviot View, well set back from the road and within walking distance of Ponteland village, with its wide variety of shops, cafes, bar/restaurants, as well as the nearby Golf Club.

Price Guide:
Offers Over £399,995

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Boasting in excess of 1,600 sq.ft, the internal accommodation comprises: Entrance porch | Reception hallway with staircase leading to first floor and useful storage cupboard | Attractive front living room benefitting from a bay window and feature gas fireplace | To the rear is a generous sized dining room with glazed dome extension offering access onto the gardens, and flooding the room with natural light | Separate snug/TV room | To the rear is a well presented and extended kitchen/dining room. The kitchen is well equipped with modern cabinetry/worktops, integrated appliances throughout and central island.

The staircase then leads up to the first floor landing and onto three bedrooms | Bedroom one offers a large double bedroom to the front with bay window | Bedroom two is a further double room with fitted wardrobes | Bedroom three is a smaller single | The family bathroom is accessed just off the landing and enjoys a modern contemporary four piece suite.



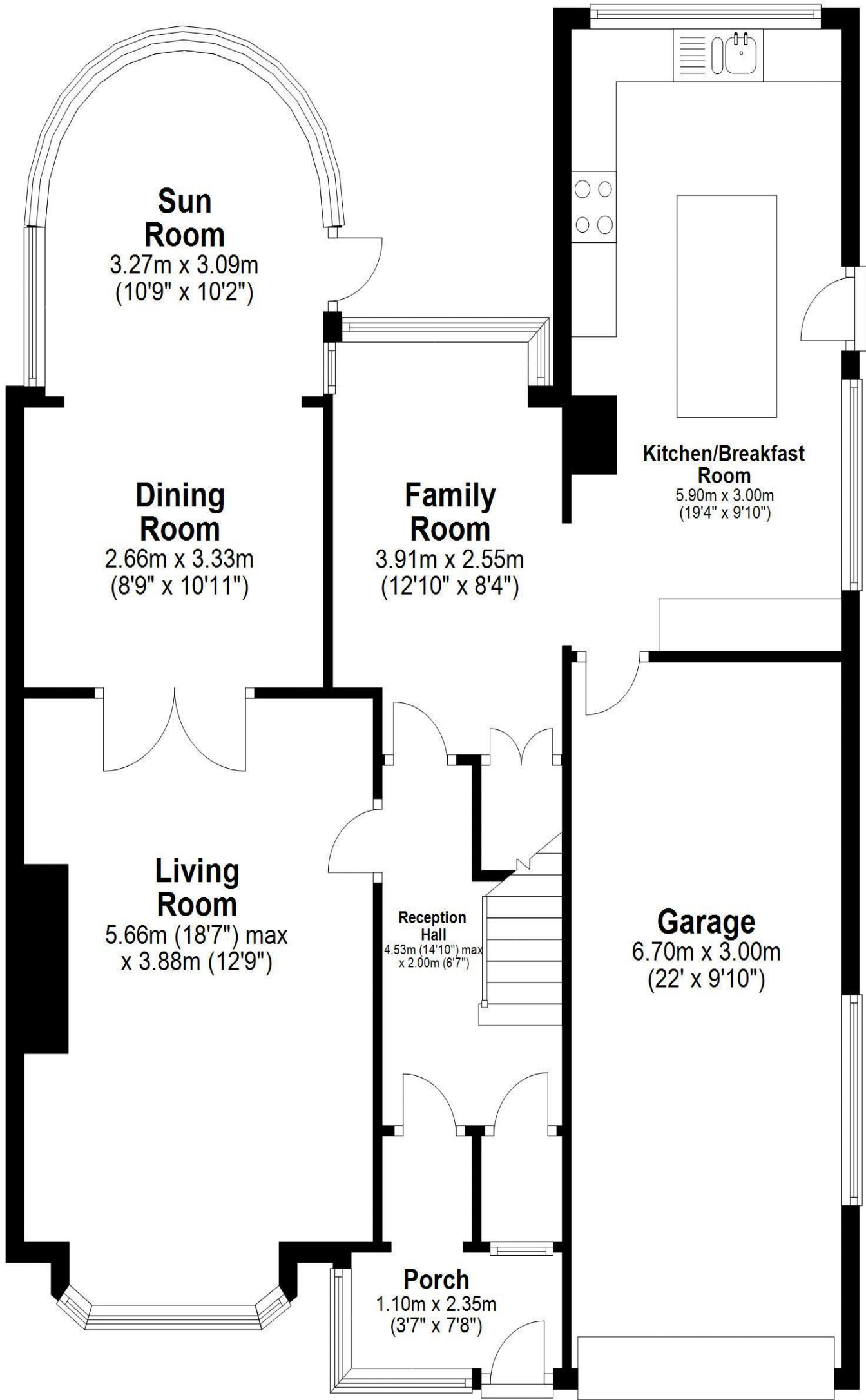
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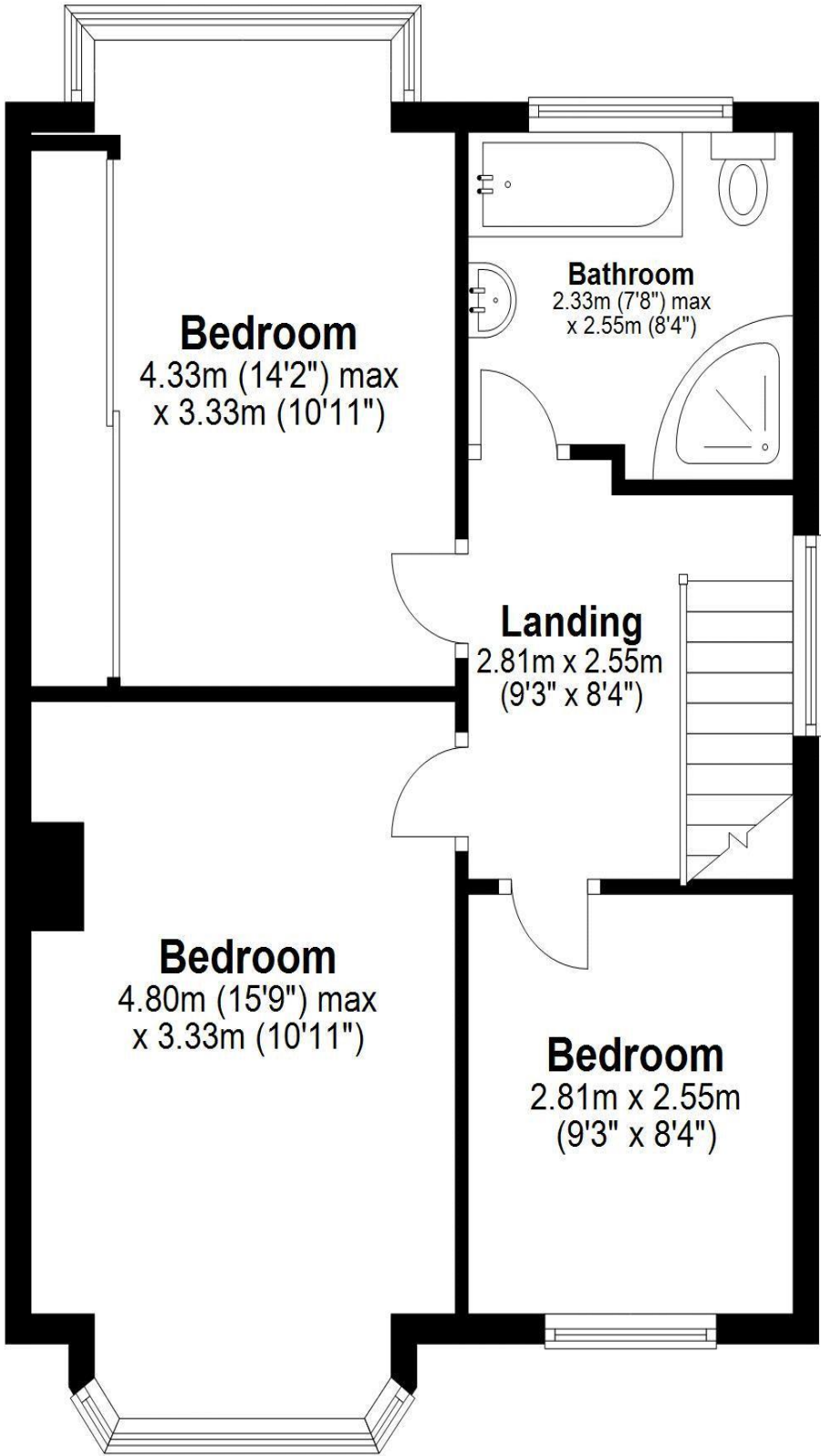
Ground Floor

Approx. 102.2 sq. metres (1100.6 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



Total area: approx. 152.6 sq. metres (1642.1 sq. feet)

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Externally, the property is approached via a block paved driveway, offering off street parking | Lawned front garden with mature hedging offering privacy | To the rear is an impressive garden, which is laid partially to lawn and partially to a paved patio terrace, with fenced boundaries. Immaculately presented throughout, early viewings are strongly encouraged to avoid later disappointment at this lovely family home!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating D

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