



Collingwood Cottages, Limestone Lane, Ponteland

£260,000 Offers in Excess Of

MICHELLE ROPER

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Limestone Lane

Ponteland, Northumberland

Beautifully presented 3 Bedroom Semi-Detached Cottage on Limestone Lane, Ponteland. Briefly comprising of Entrance Hallway, Lounge and Kitchen, to the ground floor with First Floor accommodation offering Master Bedroom, a further two Bedrooms and a Family Bathroom.

Externally the property benefits from off street parking for one vehicle and enjoys outside space to the front with a private garden to the rear overlooking open countryside. Within a short distance to the town centre which offers an array of shops, restaurants and local amenities.

Excellent transport links into the city centre and only a short drive from Newcastle International Airport . The property is Ideally situated within catchment area of outstanding local schools.

Competitively priced for its situation in Ponteland and is available immediately.

Early viewing is highly recommended.

Price: £260,000 Offers in Excess Of



Accommodation

Entrance Hallway

Through the front door we enter into the Hall of this beautifully presented Semi-Detached Cottage. Ahead a carpeted staircase provides access to the first floor accommodation. A door to the right provides access into the Lounge.

Lounge

The Spacious Lounge is situated to the front of the property. The focal point of the room is the fire-breast with recessed alcoves and inset multi-fuel burning stove. A double glazed window looks to front elevation underneath which sits a double radiator. A door provides access to the Kitchen and the room benefits from an under-stair storage cupboard. Other features of the room include decorative panel to fire-breast wall, ceiling rose, coving and picture rail. The room benefits from stripped wood flooring underfoot.

Kitchen

To the rear of the property is the Galley Kitchen, featuring a range of white high gloss wall and base units complete with chrome handles and complementary work surfaces over-top. The Kitchen benefits from integrated appliances including electric oven and hob with overhead extractor hood, fridge freezer and plumbed for automatic washing machine and tumble dryer. A uPVC double glazed door provides access to the rear garden and a double glazed window looks to rear elevation underneath which sits a stainless steel sink with drainer and mixer tap. The room features a single radiator and tiled flooring underfoot.

Externally

To the front of the property there is a private town style garden laid mainly to gravel, to the side of which is off street parking for one vehicle. To the rear, the property enjoys an enclosed private garden with raised decked and patio areas with views of countryside beyond.



Accommodation

First Floor Landing

The First Floor Landing provides access to Master Bedroom, Bedroom 2 & 3 and Family Bathroom. The Landing benefits from a double glazed window to side elevation and carpet underfoot.

Master Bedroom

Situated to the front of the property, the spacious Double room features a central fire-breast with recessed alcoves either side. A double glazed window looks to front elevation and the room benefits from a double radiator and carpet underfoot.

Bedroom 2

To the rear of the property is Bedroom 2, another spacious double enjoying views of open countryside. A double glazed window looks to rear elevation and the room features carpet underfoot.

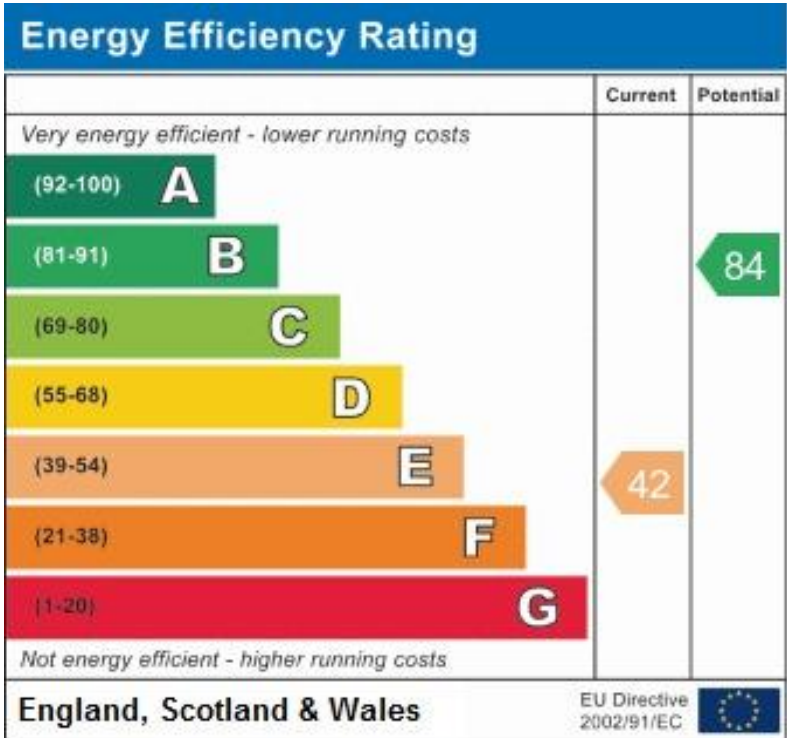
Bedroom 3

Bedroom 3 is situated to the rear of the property. A double glazed window looks to rear elevation and the room features carpet underfoot.

Family Bathroom

The spacious Bathroom consist of a four piece suite comprising of tiled panel bath, pedestal wash hand basin, low level WC and Separate shower enclosure with electric shower and glass screen. The room benefits from neutral tiling to walls and floor, a double glazed opaque window looks to rear elevation and the room features a chrome heated towel rail.





Local Authority
Northumberland County Council

Council Tax
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Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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