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THE LAIRAGE, PONTELAND, NE20

Asking Price £189,950

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Section 106 Affordable Homes Scheme - 70% Of Full Market Value, Delightful Mews Home, Positioned Within The Lairage In Ponteland, One Bedroom, Ground Floor Office/Living Space, WC, Lounge/Dining Room, Modern Kitchen, Driveway, Car Port, Store And Garden.

The Lairage benefits from a superb central location with easy access to Ponteland's shops, cafés, restaurants and leisure facilities, as well as excellent transport links towards Newcastle and the wider region. EPC TBC - Freehold - Council Tax Band TBC.

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The internal accommodation comprises: The entrance door leads to a hallway with access to a versatile single bedroom/office space that benefits from a ground floor WC and French doors opening to the rear garden.

Stairs lead to the upper floor, which features a spacious open plan lounge and dining room together with a well equipped, modern kitchen that includes integral appliances and ample wall and floor units. From the rear of this space, a hallway leads to a good sized double bedroom and a stylish bathroom.

Additionally, the property benefits from a driveway and car port that provides off street parking, and a useful store. To the rear is an excellent south facing lawned garden with gated access and a patio to enjoy the sunny aspect.

This property is being sold as a section 106 affordable homes scheme property 70% of full market value - conditions apply.



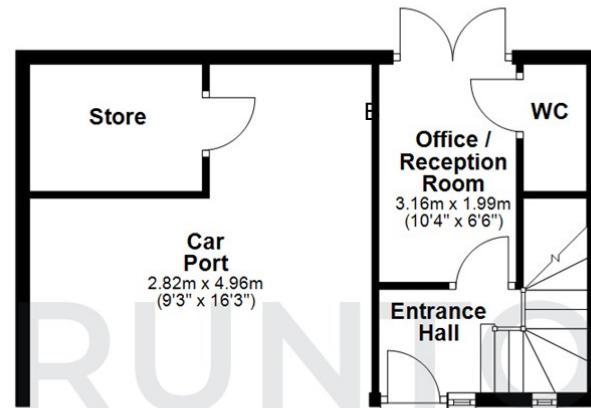
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TENURE : Freehold

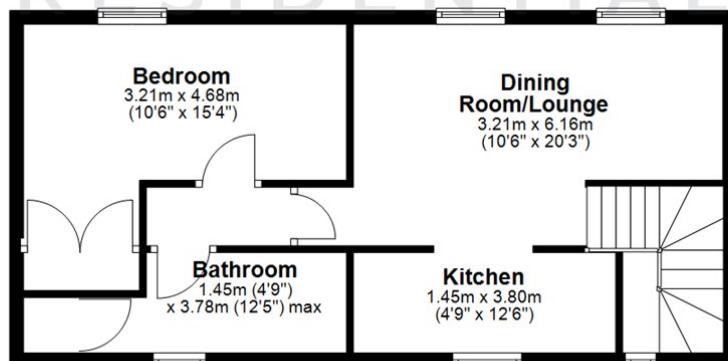
Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.0 sq. feet)

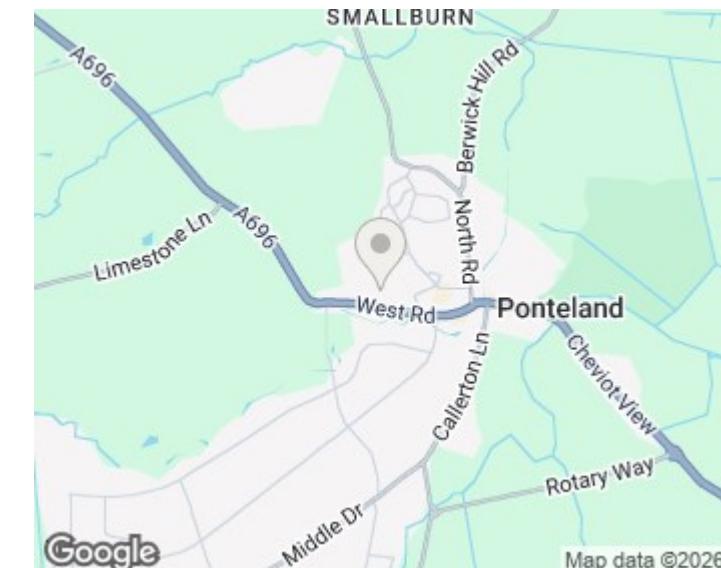


All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	