



## Kirkley Park

### Kirkley

This beautiful traditional property benefits from an idyllic location with exceptional views over the fields surrounding the property. Kirkley Park is a short drive from Ponteland village, Kirkley Hall college and a nearby cafe, gym and bike shop. The front door opens to a hallway with convenient storage cupboards, a comfortable living room with Inglenook fireplace, stove and doors to the garden, a well-proportioned kitchen Dining room, side hall with access to the garden, boiler cupboard and ground floor WC. To the first floor there is a lovely bathroom and three generous bedrooms with fabulous views from all. Externally there is a pretty garden to the front, side and rear and the owner has advised there may be potential to extend subject to planning permission. The local schools are excellent and there is now a bus service that stops near Kirkley Hall.

**Asking Price: £375,000**

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SAYER

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# Kirkley Park Kirkley

## Entrance Hall

A double-glazed door opens to the entrance hall with laminate flooring, radiator, cloaks cupboard with a double-glazed window to the front and under stairs storage.



## Living Room 11'10 x 15'10 max into recess (3.60m x 4.82m)

A beautiful room with inglenook fireplace and stove, double glazed windows and French doors to the garden, laminate flooring, wall lights and radiator.

## Dining Kitchen 22'3 x 12'5 max (6.78m x 3.78m)

This spacious room has a fitted kitchen with sink unit, integrated appliances and cooker hood, space for an American fridge freezer, laminate flooring, wall lights, radiator and double-glazed windows to the front, rear and side.



## Side Hall

This area has a double-glazed door to the side garden and benefits from a cupboard housing the central heating boiler.

## Ground Floor WC

With double glazed window to the side, WC, sink and tiled splash back.



## First Floor Landing

Stairs lead to a carpeted landing with double glazed window to the side and loft access.

## Principal Bedroom 15'6 x 12'5 (4.72m x 3.78m)

This bedroom has exceptional views over open countryside through a double-glazed window to the rear. The flooring is carpeted and there is a radiator.

**Bedroom Two 11'3 plus recess and cupboard x 8'8  
(3.42m x 2.64m)**

A charming room with double glazed window overlooking the fields to the rear, carpeted flooring, storage cupboard and radiator.

**Bathroom**

A stylish bathroom with roll top bath, shower enclosure, wash hand basin, WC, bidet, heated towel rail, tiled walls and flooring, shelving and double-glazed window to the side.

**Bedroom Three 9'10 x 10'9 (2.99m x 3.27m)**

With double glazed window to the front, laminate flooring, radiator and storage cupboard.

**Externally** the property has wonderful gardens to the front, side and rear, laid to lawn with planted borders, gravel and paving and a generous garden shed.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Oil

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: On street

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

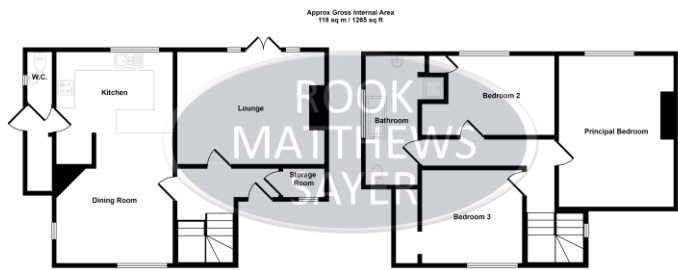
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: E**

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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