



**G**oodfellows  
estate agents.com

44  
Ladywell Way  
Newcastle Upon  
Tyne  
NE20 9TE

44 Ladywell Way  
Ponteland  
Newcastle Upon Tyne  
NE20 9TE



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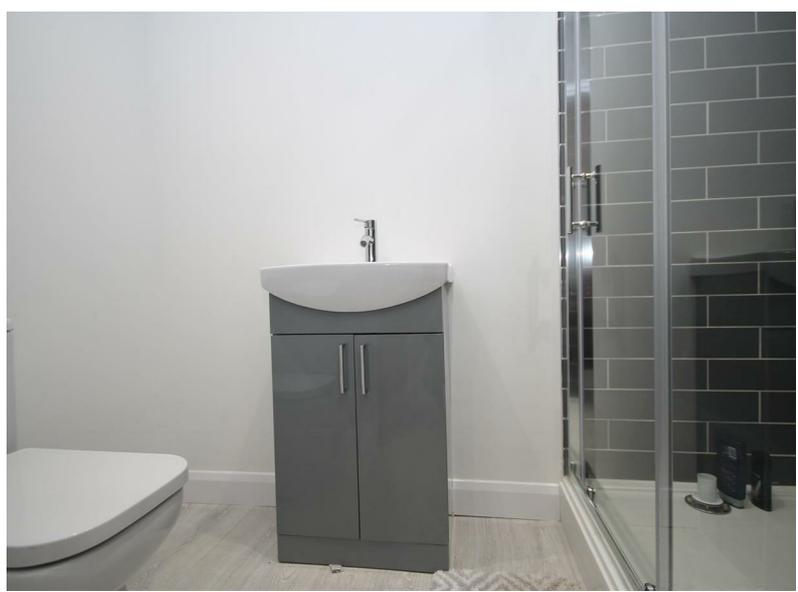


C

Price  
£520,000

A recently modernised and extended 4 bedroom detached house, in an excellent location with south facing garden and views over countryside.

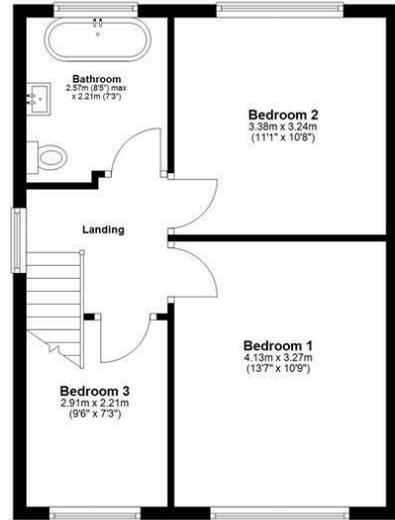




## Ground Floor



## First Floor



Total area: approx. 116.4 sq. metres (1252.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

EPC Rating: C  
Council Tax Band: D

DIRECTIONS

## CONTACT

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