



The Manse 1  
Darras Station  
Newcastle upon  
Tyne  
NE20 9PN

The Manse 1 Darras  
Station  
Ponteland  
Newcastle upon Tyne  
NE20 9PN



5



2



3



D



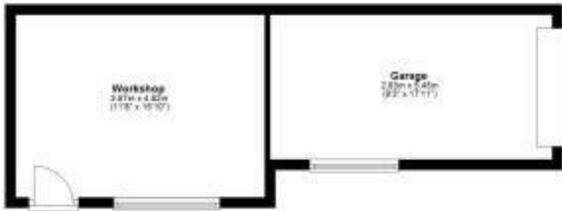
Guide Price  
£525,000

GREAT POTENTIAL with NO ONWARD CHAIN. A spacious, 5 bedroom detached house set in establish gardens and situated within walking distance of the amenities within the Darras Hall Estate. The accommodation would benefit from some updating and provides an exceptional opportunity to create a fabulous home to the purchasers, own taste and requirements.



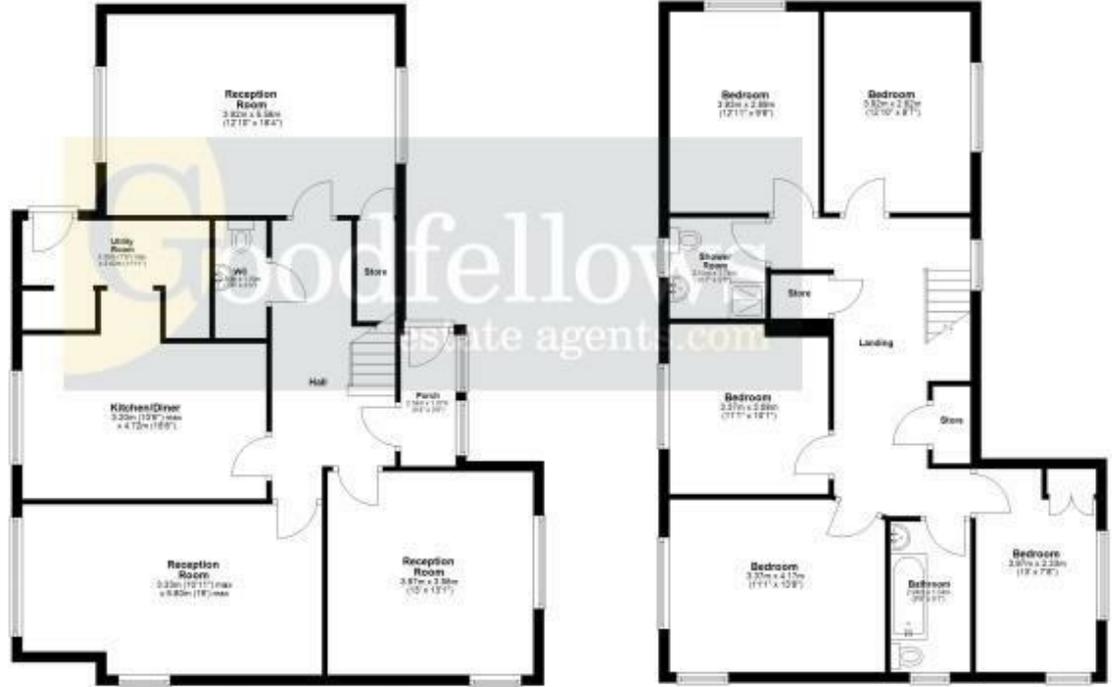
**Ground Floor**

Approx. 132.5 sq. metres (1425.5 sq. feet)



**First Floor**

Approx. 84.0 sq. metres (904.2 sq. feet)



Total area: approx. 216.5 sq. metres (2330.0 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 PlanUz.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 68                      | 75        |
| (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: D  
Council Tax Band: F

DIRECTIONS

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