



Kirkharle Cottages | Kirkharle | NE19

£350,000

This two-bedroom semi-detached bungalow is for sale in Kirkharle, within easy reach of Newcastle upon Tyne, and is presented in immaculate condition throughout.

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SEMI DETACHED BUNGALOW

IMMACULATE CONDITION

SPACIOUS LIVING

LOG BURNER

MODERN KITCHEN

TWO DOUBLE BEDROOMS

CHIC BATHROOM

SOUTH WEST FACING GARDEN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property features open plan living with a reception space that includes a log burner set within a central fireplace, a raised dining area and direct access to the south-west facing garden. The garden enjoys open views and makes the most of afternoon and evening light. The kitchen benefits from natural light, dining space and shaker-style units, complementing the open-plan layout. There is also a separate utility room in the hallway.

There are two double bedrooms. The master bedroom overlooks the garden, while the second double bedroom includes built-in wardrobes. The bathroom offers a shower over the bath and a heated towel rail.

There is also parking for two.

Kirkharle is known for its green spaces and walking routes, with countryside paths and routes easily accessible from the bungalow. Kirkharle Courtyard is within walking distance and features The Running Fox bakery and café, as well as regular park runs at weekends, providing a local hub for leisure and socialising.

For wider amenities, residents can drive to nearby villages and into Newcastle upon Tyne for shopping, services and employment. The A696 offers road connections towards Newcastle and the wider region, including access to Newcastle International Airport. Rail services are available from Newcastle, offering routes to Edinburgh, London and other major cities, with typical journey times to London from around three hours, making longer-distance travel practical while enjoying a rural setting.

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ponteland@rmsestateagents.co.uk

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Living Room:
12'03" x 15'03" - 3.73m x 4.65m

Dining Room:
10'05" x 6'10" - 3.18m x 2.08m

Kitchen:
10'11" x 11'09" - 3.33m x 3.58m

Bedroom One:
10'07" x 12'01" - 3.22m x 3.68m

Bedroom Two:
10'09" (+ wardrobes) x 8'10" - 3.28m x 2.69m

Bathroom:
7'02" x 5'05" - 2.18m x 1.65m

Utility.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: OIL
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: TBC

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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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