

# BRUNTON

---

## RESIDENTIAL



**THE LAIRAGE, PONTELAND, NE20**

Asking Price £189,950

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



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.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

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.



# BRUNTON

## RESIDENTIAL

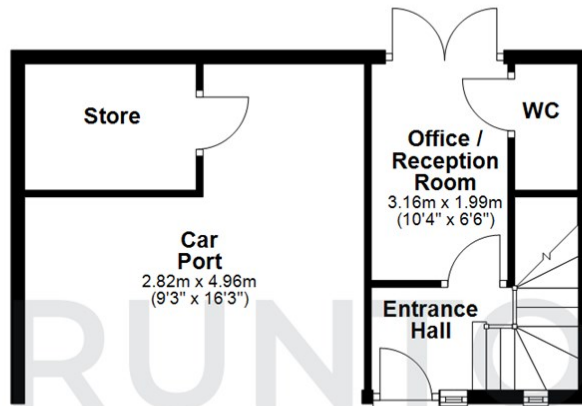
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

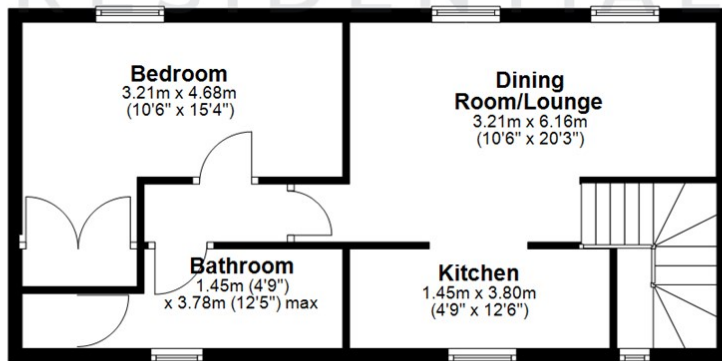
COUNCIL TAX BAND : B

EPC RATING :

**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.



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

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