

BRUNTON

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ELAND EDGE, PONTELAND, NE20

Offers In The Region Of £280,000

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Delightful two-bedroom semi-detached home in a sought-after location within Ponteland Village.

This well-maintained home is arranged over two floors, with the ground floor featuring an entrance vestibule, generous lounge, a modern kitchen, and a lovely conservatory overlooking the garden. The first floor hosts two well-proportioned bedrooms with built-in wardrobes and a family bathroom. The property further benefits from off-street parking on the driveway, and a beautifully landscaped enclosed rear garden.

The property is ideally located within easy reach of local shops, cafés, and restaurants, as well as highly regarded schools and leisure facilities. Excellent transport links include regular bus services, easy access to the A696, and Newcastle International Airport just a short distance away, making it perfect for both local and regional travel.

EPC C - Council Tax Band C - Freehold.

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The internal accommodation comprises: an entrance vestibule leads through to a generous lounge with a front aspect window and stairs leading up to the first floor. A door from the rear of the lounge then leads into the kitchen, which is modern in style and opens into a conservatory that provides lovely views over the garden.

The first floor landing gives access to two bedrooms. Bedroom two is positioned to the front and enjoys a pleasant aspect across the street, whilst bedroom one overlooks the rear with a wonderful outlook across a green area. A well-maintained family bathroom completes the first floor accommodation.

Externally there is driveway to the front, alongside a front garden. The rear garden is landscaped, with a sizable patio, garden shed, hedge boundaries and colorful planted borders.



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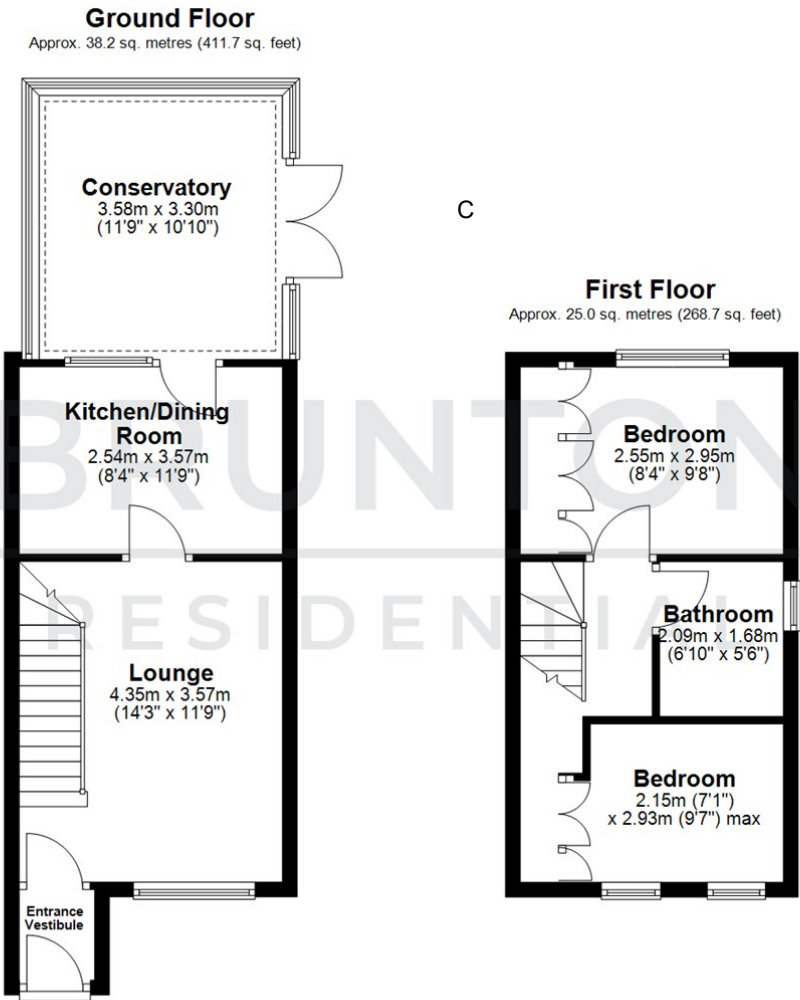
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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