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62
Ladywell Way
Newcastle Upon
Tyne
NE20 9TE

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Ponteland
Newcastle Upon Tyne
NE20 9TE



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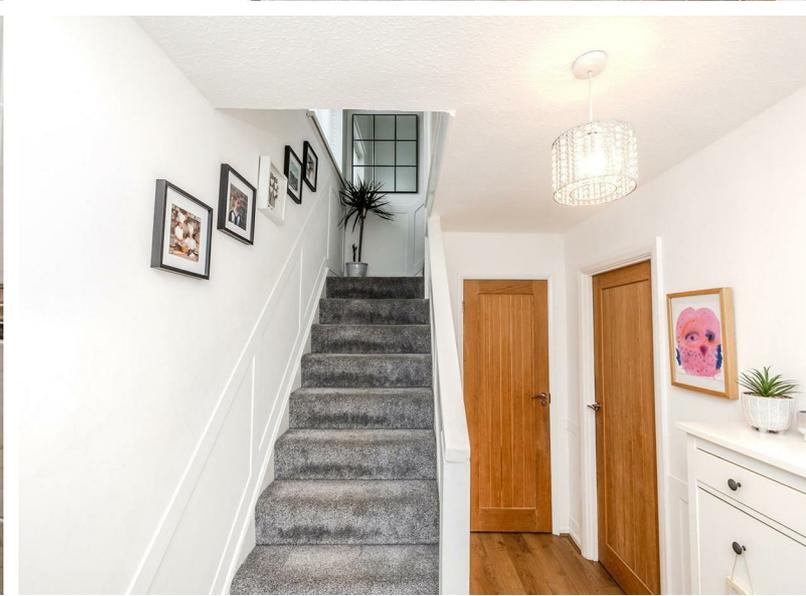


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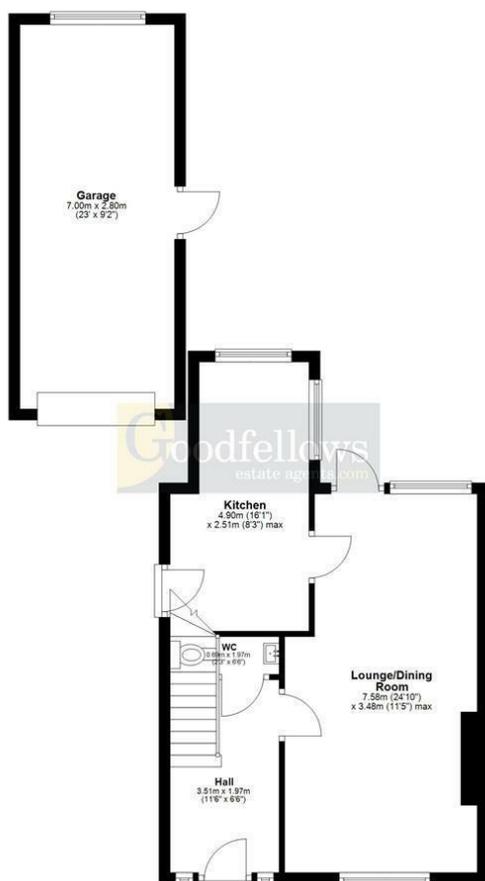


Guide Price
£315,000

A beautifully presented and appointed 3 bedroom semi detached house, pleasantly situated within this sought after residential estate, on the northern periphery of this highly desirable 'village'. The Reception Hall has stairs to the first floor and a cloakroom/wc. The focal point of the Living Room is a traditional style fireplace with electric fire. The Living area opens to the Dining area with door to the rear garden. The Kitchen has been extended and is well fitted with a range of wall and base units, sink unit, electric oven, microwave, electric hob, extractor, dishwasher and space and plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is a spacious double to the front, with Bedroom 2, also a double to the rear with Bedroom 3 to the front. The Bathroom/WC is fitted with a low level wc, wash basin with storage and a shower.



Ground Floor



First Floor



Total area: approx. 105.1 sq. metres (1131.1 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) A			
(81-91) B			86
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: C
Council Tax Band: C

DIRECTIONS

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