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THE LAIRAGE, PONTELAND, NE20

Asking Price £189,950

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Section 106 Affordable Homes Scheme – 70% Of Full Market Value. A Delightful And Well Presented Two Bedroom Home Situated In A Prime Central Location Within The Lairage In Ponteland. Ideally Positioned Within Walking Distance To Shops, Cafés, Restaurants, Schools And Local Leisure Facilities, Whilst Also Benefitting From Excellent Transport Links To Newcastle City Centre, Newcastle International Airport And The Wider Region.

Offering Spacious And Versatile Accommodation Over Two Floors, The Property Briefly Comprises A Welcoming Entrance Area, Ground Floor Bedroom which can be used as an Office/Living Space Ideal For Home Working Or Additional Reception Use, WC, Bright And Airy Lounge/Dining Room And A Modern Fitted Kitchen With A Range Of Wall And Base Units.

To The Upper Floor is one Well Proportioned Bedrooms And A Contemporary Bathroom. Externally, The Property Enjoys A Private Garden, Driveway Parking, Car Port And Useful Store Space.

This Fantastic Home Will Appeal To A Variety Of Buyers Including First Time Buyers, Professionals And Downsizers Seeking Modern Living In A Highly Sought After Village Location.

EPC TBC – Freehold – Council Tax Band TBC.

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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.



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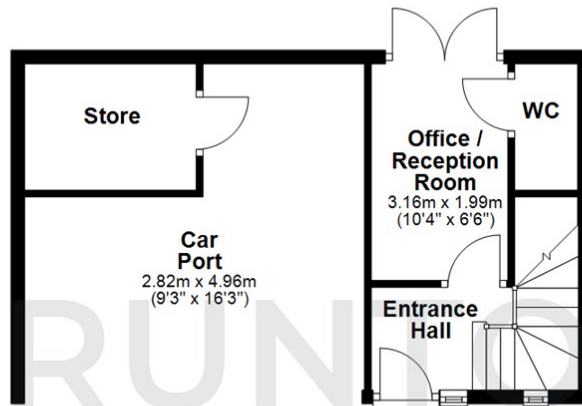
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

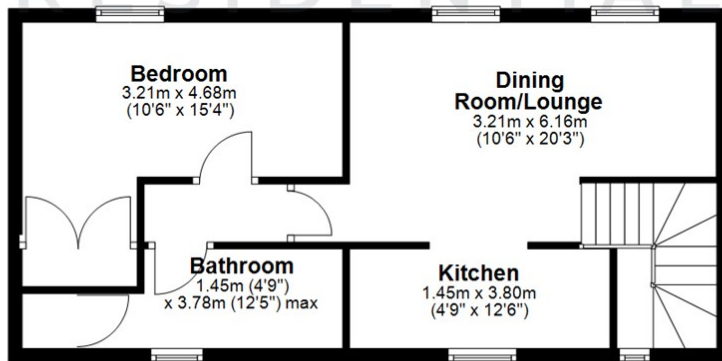
COUNCIL TAX BAND : B

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) A			
(81-91) B			
(69-80) C			
(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	