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DARRAS MEWS, PONTELAND, NEWCASTLE UPON TYNE, NE20

Guide Price £175,000

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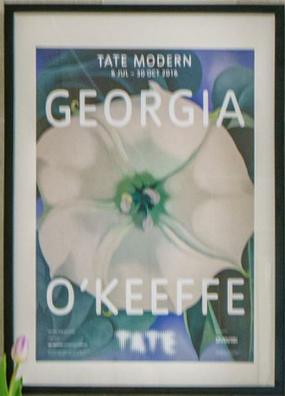
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Well-presented two-bedroom ground floor apartment situated within Darras Mews in Ponteland, a highly desirable residential area known for its peaceful setting and strong sense of community.

The property offers well-balanced accommodation throughout, including a spacious lounge/dining room overlooking the communal gardens, a fitted kitchen, two well-proportioned bedrooms with the main bedroom benefiting from a walk-in wardrobe, and a modern shower room. Externally, the property benefits from well-maintained communal gardens to both the front and rear, along with resident parking.

Ponteland is a highly sought-after location, offering a range of local amenities including shops, cafés and restaurants, as well as well-regarded schools. The area also benefits from excellent transport links, with easy access to Newcastle city centre, Newcastle International Airport and surrounding areas, making it an ideal location for both commuters and those seeking a quieter lifestyle.

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The internal accommodation comprises: an entrance hallway providing access to all principal rooms within the apartment, along with useful storage. To the rear of the property is a spacious lounge/dining room, offering a well-proportioned and versatile living space with pleasant views over the communal gardens, creating a bright and comfortable setting.

The kitchen is positioned just off the lounge/dining room and is fitted with a range of wall and base units, providing ample storage and work surface space, along with space for appliances. The layout is practical and well suited to everyday living.

There are two bedrooms, both well-proportioned, with the main bedroom benefiting from a walk-in wardrobe, offering excellent storage. The second bedroom provides flexibility for use as a guest room, home office or additional dressing space. The shower room has been updated to a modern standard and comprises a walk-in shower, WC and washbasin set within a vanity unit.

Externally, the property is set within well-maintained communal grounds, with attractive lawned areas to both the front and rear. The development offers a pleasant and private setting, with parking available for residents and visitors.



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TENURE : Leasehold

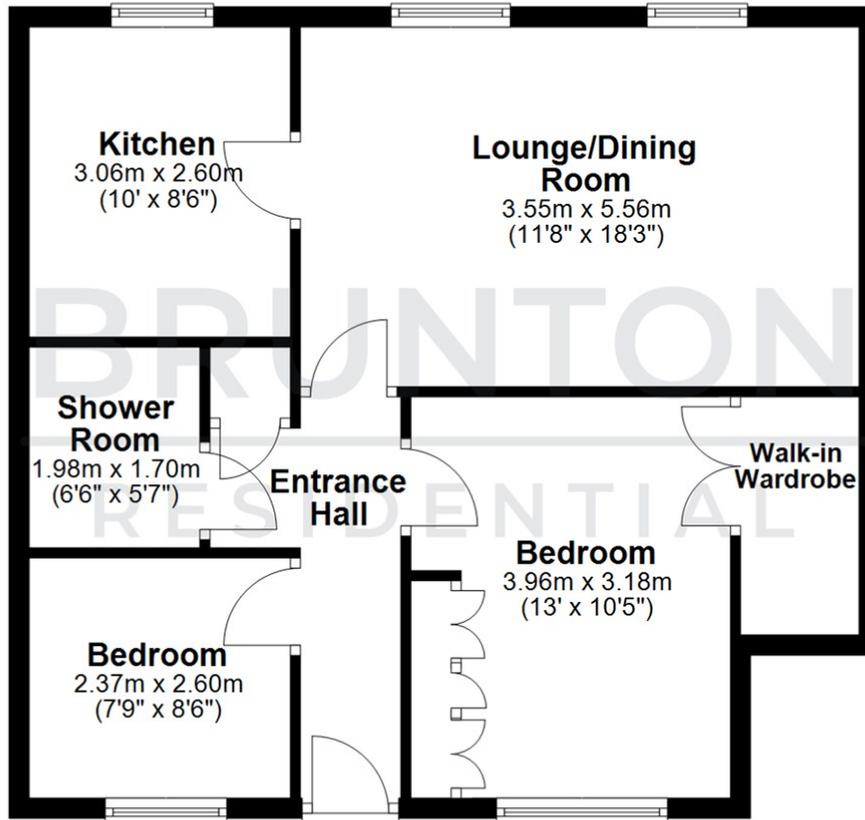
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

Ground Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 60.8 sq. metres (654.4 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			
		77	81
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	