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NORTH ROAD, PONTELAND, NEWCASTLE UPON TYNE, NE20

Offers Over £480,000

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Immaculately presented three-bedroom semi-detached home occupying a prime position within the highly desirable village of Ponteland, offering well-balanced accommodation and a superb west-facing rear garden.

The property benefits from a bright bay-fronted living room with feature fireplace, separate dining room, delightful conservatory overlooking the rear garden, well-appointed kitchen, useful utility room, ground floor WC, integral garage, three well-proportioned bedrooms, a spacious family bathroom and separate WC. The accommodation has been exceptionally well maintained throughout and is presented to a very high standard.

Ponteland remains one of the North East's most sought-after locations, offering an excellent range of shops, cafés, restaurants, leisure facilities and highly regarded schooling. The village also benefits from excellent transport links to Newcastle city centre, Newcastle International Airport and the wider region, making it an ideal choice for a wide range of purchasers.

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The internal accommodation comprises: a welcoming entrance hallway with staircase rising to the first-floor landing, a convenient ground floor WC, and a useful understairs storage cupboard. Positioned to the right-hand side is a beautifully presented living room featuring a walk-in bay window to the front elevation, allowing for excellent natural light throughout the day, together with a feature fireplace creating an attractive focal point.

To the rear of the living room is a separate dining room providing an excellent space for both everyday family living and entertaining. French doors lead directly into a delightful conservatory overlooking the rear garden, creating an additional reception area and providing access out onto the garden. Positioned at the end of the hallway is a well-appointed kitchen fitted with a range of wall and base units, offering ample storage and preparation space. The kitchen leads through to a useful utility room which provides additional appliance space together with access to the rear garden and the integral garage.

To the first floor, the landing provides access to three well-proportioned bedrooms, all presented to a high standard throughout. The accommodation is served by a spacious family bathroom featuring both a bath and separate shower enclosure, together with a separate WC.

Externally, the property benefits from a generous west-facing rear garden, predominantly laid to lawn, creating an excellent environment for outdoor dining, entertaining and family enjoyment.



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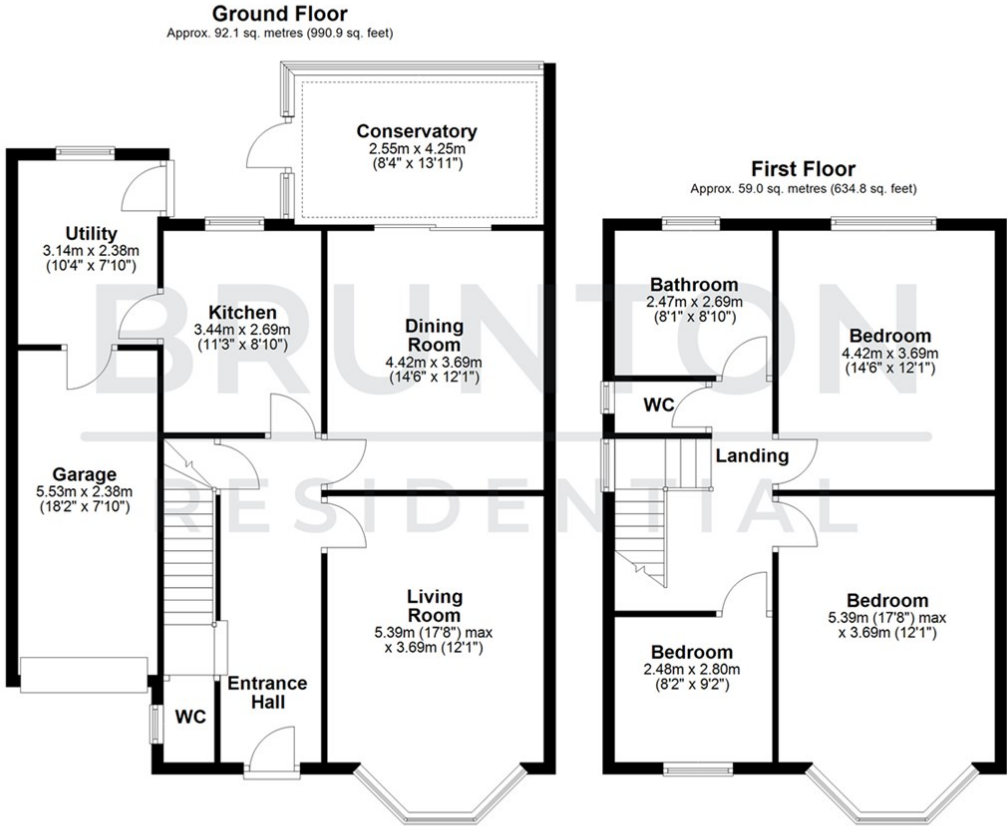
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 151.0 sq. metres (1625.7 sq. feet)



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		