



- 1 Bed First Floor Flat
- Lounge with Open Aspect
- Bathroom/WC with Shower
- Ideal for a Professional Person

- Well Presented
- Fitted Kitchen
- South Facing Patio Garden

- Available Unfurnished
- Double Bedroom with Wardrobes
- Close to Village Amenities

NO TENANTS ADMIN FEES! A well presented 1 bedroomed first floor flat, available unfurnished and conveniently situated for Ponteland's excellent village amenities. Enjoying a pleasant aspect to the rear, this well presented and appointed flat has gas fired central heating and sealed unit double glazing. The Entrance Hall leads to stairs to the First Floor Landing. The Lounge has wall lights and polished wood flooring as well as a pleasant open aspect to the rear. The Kitchen is fitted with a range of units with stainless steel sink unit, round edged work surfaces, Indesit gas cooker, fridge/freezer and auto washer, combi boiler and a pleasant view to the rear. The double Bedroom is to the front and has freestanding wardrobes with fitted drawer unit and bedside cabinets. The Bathroom/WC has a low level wc, pedestal washbasin with mirror over and panelled bath with telephone style shower mixer and separate electric shower and cloaks cupboard.

Externally, there is a South facing gravelled patio garden with fence surround, block paved path to the front door and outside store.

Ryehaugh is a sought after cul-de-sac with ample parking and easy access to village facilities. Ponteland is conveniently situated for Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

Entrance Hall

First Floor Landing

Lounge 15' x 9'2 (4.57m x 2.79m)

Kitchen 11'6 x 6'1 (3.51m x 1.85m)

Bedroom 12'3 x 8'8 (3.73m x 2.64m)

Bathroom/WC 6'8 x 5'10 (+dr recess) (2.03m x 1.78m (+dr recess))



Energy Performance: Current C Potential C

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.