



- 3 Bed End Terraced House
- Rear Porch
- Oil CH & SUDG
- Fees Apply

- Lounge with Inglenook Fireplace
- Front & Side Gardens
- Wonderful Views

- Breakfasting Kitchen
- Parking
- Available Unfurnished

\*\*\*TENANTS ADMIN FEE ONLY £234 INC VAT!\*\*\* A well presented 3 bedroomed end terraced cottage with wonderful views over the Tyne Valley and surrounding countryside. Available unfurnished and with oil fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, the focal point of which is a wooden fireplace and with arched recess and storage cupboard. There is an Inner Hall and refitted Breakfasting Kitchen with a range of wall and base units, stainless steel extractor over the cooker area and oil fired boiler. A window and door opens to the Rear Porch with windows and door to the rear. The Bathroom/WC is fitted with suite in white with low level WC, pedestal wash hand basin and panelled bath with electric shower over. Stairs lead from the hall to the First Floor Landing and all bedrooms enjoy fantastic views with Bedroom 1 to the front and Bedrooms 2 and 3 to the rear. Externally, there is a paved garden to the front with larger family garden to the side, lawned with a range of shrubs and plants and car parking area.



Children and pets are welcome. This property enjoys a lovely rural location, yet is conveniently located for access to Ponteland, Newcastle International Airport, Westerhope and Newcastle with the A69 providing an excellent road link to Hexham.

#### Reception Hall

Lounge 16' x 14'6 (4.88m x 4.42m)

Breakfasting Kitchen 13'2 x 12' (4.01m x 3.66m)

Rear Porch

Inner Hall

Bathroom/WC 8'10 x 5'3 (2.69m x 1.60m)

First Floor Landing

Bedroom 1 15'10 x 14'10 (+door recess) (4.83m x 4.52m (+door recess))

Bedroom 2 12'2 x 9'6 (3.71m x 2.90m)

Bedroom 3 9' x 8'8 (2.74m x 2.64m)

Information For Tenants - Fees



Energy Performance: Current D Potential D  
Council Tax Band: A  
Newcastle City Council 0191 2787878  
Ponteland 2.5 Miles  
Newcastle International Airport 2.9 Miles  
Newcastle Central Railway Station 8.8 Miles

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.