



- 3 Bed Semi Detached House
- Fitted Kitchen
- Front & Rear Gardens
- Available Unfurnished

- Lounge with Fireplace
- Bathroom/WC with Shower
- Well Presented

- Dining Room with French Door
- 26' Garage
- Sought After Location

A 3 bedroomed semi detached house, available to let unfurnished, within this sought after village. With gas fired central heating and sealed unit double glazing, the Entrance Porch leads to the Reception Hall, with storage cupboard and on to the Lounge, with feature stone fireplace. Double doors open to the Dining Room, with a French door to the rear garden. The Kitchen is well fitted with a range of wall and base units, sink unit, split level oven with 4 ring ceramic hob and extractor over, auto washer and fridge/freezer. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has 2 freestanding wardrobes. Bedroom 2 has a built in wardrobe and is to the rear. Bedroom 3 is to the front and has a fitted storage cupboard. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over. There is an attached 26' Garage, with up and over door, combi boiler and door to the rear.

Externally, the Front Garden is lawned with a range of shrubs and driveway to the garage. The lovely Rear Garden has a patio, lawns and a collection of plants and shrubs.

Ladywell is pleasantly and conveniently situated for access to a wide range of excellent village amenities, including schools for all ages, pubs and restaurants, shops, sporting and leisure facilities.

Ponteland has easy access to surrounding countryside, yet is ideally located for Newcastle International Airport and within excellent commuting distance of the city.

**Entrance Porch 6'2 x 5'6 (1.88m x 1.68m)**

**Lounge 12'9 x 10'3 (3.89m x 3.12m)**

**Dining Room 10'10 x 8'10 (3.30m x 2.69m)**

**Kitchen 11' x 7'6 (3.35m x 2.29m)**

**First Floor Landing**

**Bedroom 1 13'2 x 9'10 (4.01m x 3.00m)**

**Bedroom 2 11' x 10' (3.35m x 3.05m)**

**Bedroom 3 10' x 6'6 (3.05m x 1.98m)**

**Bathroom/WC 6'5 x 5'6 (1.96m x 1.68m)**

**Garage 26'2 x 7'9 (7.98m x 2.36m)**



Energy Performance: Current Potential

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.