



- 3 Bed Detached House
- Lounge with Bow Window
- Attached Garage
- Well Placed for Amenities

- Convenient Village Location
- High Gloss Breakfasting Kitchen
- Generous West Facing Rear Garden

- Well Presented
- Bathroom/WC with Shower
- Gas CH & SUDG

A well presented 3 bedroomed detached house, conveniently located in a pleasant cul-de-sac, close to the centre of this sought after village. With gas fired central heating and sealed unit double glazing, the Reception Hall leads to the Lounge, with bow window to the front. The refurbished Breakfasting Kitchen is fitted with high gloss wall and base units with stainless steel sink unit, split level oven, 4 ring ceramic hob with extractor over, integral fridge/freezer with matching door, plumbing for a washer, central heating boiler, door to the side and patio doors to the rear. Stairs lead from the hall to the First Floor Landing, with airing cupboard. Bedroom 1 is to the front, with Bedroom 2 to the rear and Bedroom 3 also to the front. The Bathroom/WC is fitted with a suite in white, with low level wc, pedestal wash basin and panelled bath with electric shower over, shower screen, fully tiled walls and floor and chrome towel warmer. The Garage is attached with up and over door.

Externally, the Front Garden is lawned with a driveway to the garage. The generous Rear Garden is West facing, with patio and lawn, ideal for family use.

Ryehaugh is well placed for local amenities including schools for all ages, good range of shops, wide choice of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for access to Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Reception Hall

Lounge 13' x 11'6" (3.96m x 3.51m)

Breakfasting Kitchen 14'8" x 10' (4.47m x 3.05m)

First Floor Landing

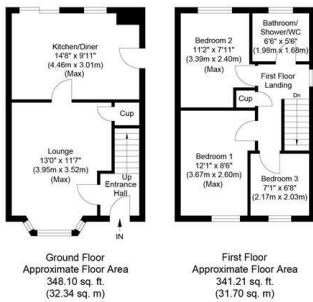
Bedroom 1 12' x 7'8" (3.66m x 2.34m)

Bedroom 2 11'2" x 7'10" (3.40m x 2.39m)

Bedroom 3 7'2" x 6'9" (2.18m x 2.06m)

Bathroom/WC 6'6" x 5'6" (1.98m x 1.68m)

Garage 16'4" x 8'6" (4.98m x 2.59m)



Energy Performance: Current C Potential B
Council Tax Band: D
Northumberland County Council: 0345 600 6400
Ponteland Primary/Richard Coats: 0.83 Miles (By Road)
Ponteland Middle/High Schools: 0.79 Miles (By Road)
Newcastle International Airport: 1.69 Miles
Newcastle Central Railway Station: 9 Miles

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