



- 3 Bed Semi Detached House
- Gas Ducted CH & SUDG
- Conservatory
- Front & Rear Gardens

- In Need of Cosmetic Updating
- Spacious Entrance Porch
- Fitted Kitchen

- Popular Village Location
- Lounge; Separate Dining Room
- 23' Garage

This 3 bedroomed semi detached house is pleasantly situated within this sought after village but would benefit from some cosmetic updating, making this ideal for someone who wants to create a lovely home to their own taste and requirements. With gas ducted central heating and sealed unit double glazing, the spacious Entrance Porch, with quarry tiled floor, leads to the Reception Hall, with cloaks cupboard. The Lounge is to the front, with the Dining Room having sliding patio doors opening to the Conservatory, overlooking and with doors to the rear garden. The Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and tiled floor. Stairs lead from the hall to the First Floor Landing, with airing cupboard and access to the loft. Bedroom 1 has built in double wardrobes and is to the rear. Bedroom 2 is to the front, also with built in double wardrobes. Bedroom 3 is also to the front. The Shower/WC is fitted with a low level wc, pedestal wash basin and shower cubicle with electric shower unit. The 23' Garage is attached with an up and over door.

Externally, the Front Garden is lawned, with a block paved driveway to the garage. The West facing Rear Garden is ideal for family use, with a patio, cold water tap, lawn with plants and shrubs to the borders and a shed.

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

**Entrance Porch 8'2 x 7' (2.49m x 2.13m)**

**Reception Hall 10'6 x 8'2 (3.20m x 2.49m)**

**Lounge 13'10 x 11'5 (4.22m x 3.48m)**

**Dining Room 11'3 x 10'5 (3.43m x 3.18m)**

**Conservatory 9'6 x 9'3 (2.90m x 2.82m)**

**Kitchen 8'2 x 13'8 (max) (2.49m x 4.17m (max))**

**First Floor Landing**

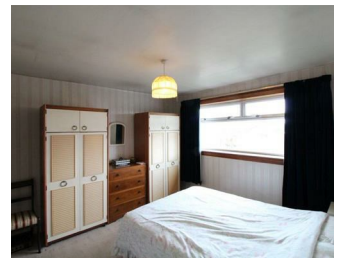
**Bedroom 1 11'0 x 13'5 (max into recess) (3.35m x 4.09m (max into recess))**

**Bedroom 2 11'2 x 11' (+dr recess) (3.40m x 3.35m (+dr recess))**

**Bedroom 3 8'6 x 7'8 (2.59m x 2.34m)**

**Shower/WC 8'9 x 5'8 (2.67m x 1.73m)**

**Garage 23'3 x 9'6 (7.09m x 2.90m)**



Energy Performance: Current Potential

Council Tax Band: C

Northumberland County Council: 0345 600 6400

Richard Coates Primary School: 0.2 Miles

Ponteland Primary & High Schools: 1.2 Miles

Newcastle International Airport: 2.5 Miles

Newcastle Central Railway Station: 9.7 Miles

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