



- 2 Bed First Floor Flat
- Entrance & Reception Halls
- Sun Room
- Garage & Communal Gardens

- Lovely Location with Sought After Development
- Lounge with Gas Fire
- Fitted Kitchen

- Scope for Some Cosmetic Updating
- Dining Room
- Bathroom with Shower

This 2 bedroomed first floor flat occupies an excellent location within this sought after development, well placed for local amenities. With scope for some cosmetic updating, gas fired central heating and sealed unit double glazing, a security entry system allows access to a communal entrance hall with stairs to the first floor landing and the apartment itself. An Entrance Hall leads to the Reception Hall, fitted with a storage cupboard with arched recess over, wall light and cloaks cupboard. The focal point of the Lounge is a wall mounted gas fire with arched recess to the side and an archway leads to the Dining Room, with sliding patio doors to a Sun Room. The Kitchen is fitted with a range of wall and base units, with sink unit, split level oven with electric hob, plumbing for a washer and fully tiled surrounds. Bedroom 1 is to the rear and has wall to wall wardrobes with sliding doors. Bedroom 2 is also to the rear. The Bathroom/WC is fitted with a low level wc, vanity unit with wash basin and mirror over, panelled bath with shower mixer and airing cupboard with insulated hot water cylinder. The Garage is close to the property, with up and over door, electricity and rear door access.

Mayfair Gardens enjoys well tended communal grounds and gardens with visitor parking.

The property is ideally located with good access to the new Leisure Centre and well as 'village' amenities including schools for all ages, excellent choice of shops including Sainsbury and Waitrose, variety of pubs and restaurants and a range of sporting and leisure facilities. Ponteland is within ideal commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

**Entrance Hall 6'0 x 3'6 (1.83m x 1.07m)**

**Reception Hall 13'2 x 5'2 (4.01m x 1.57m)**

**Lounge 15'10 x 13'4 (4.83m x 4.06m)**

**Dining Room 11'4 x 7'6 (3.45m x 2.29m)**

**Sun Room 7'7 x 7'2 (2.31m x 2.18m)**

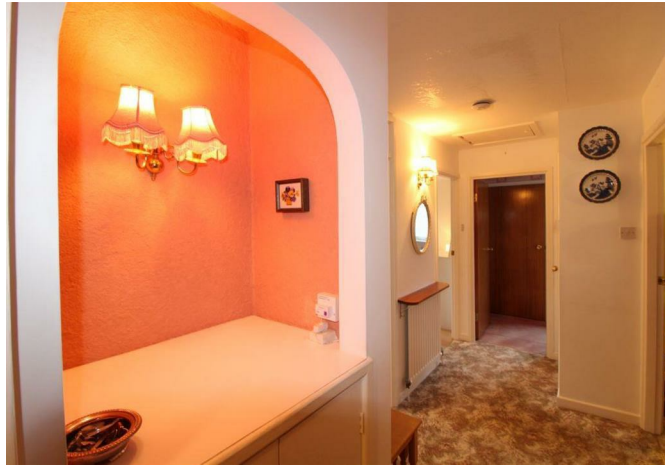
**Kitchen 11'4 x 7'2 (3.45m x 2.18m)**

**Bedroom 1 10'9 x 12'8 (max to back of 'robes) (3.28m x 3.86m (max to back of 'robes))**

**Bedroom 2 10'10 x 7'8 (3.30m x 2.34m)**

**Bathroom/WC 9'6 x 7' (2.90m x 2.13m)**

**Garage**







Energy Performance: Current D Potential C

Council Tax Band: D

Northumberland County Council: 0345 600 6400

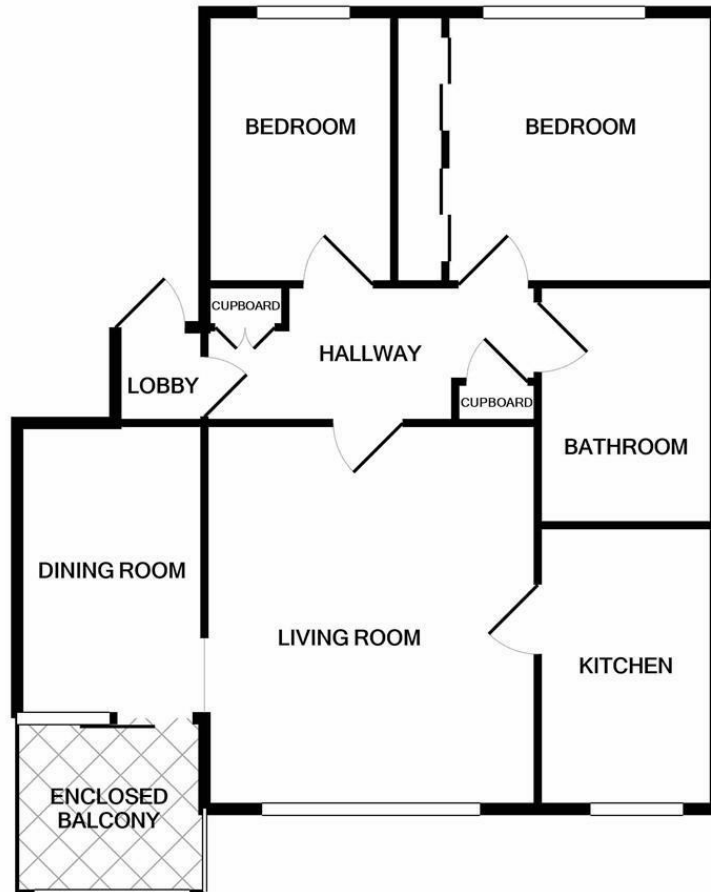
Richard Coates Primary School: 0.6 Miles

Ponteland Primary / High Schools: 0.3 Miles

Newcastle International Airport: 1.9 Miles

Newcastle Central Railway Station: 9.1 Miles

01661 829164



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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