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LADYWELL WAY, PONTELAND, NE20

Offers In The Region Of £295,000

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This Well-Proportioned Semi-Detached House Is Available For Sale With No Onward Chain, Two Reception Rooms, High Quality Fitted Kitchen With Granite Work Surfaces, Three Bedrooms, Family Shower Room, Driveway, Garage, Garden And Sought After Village Location.

This lovely property offers thoughtfully arranged accommodation over two floors. The ground floor features a spacious lounge, a dining room overlooking the garden, well-equipped kitchen, and a convenient downstairs WC. The first floor hosts three well-proportioned bedrooms and a family shower room. The property further benefits from off-street parking for two cars and a garage.

This home has an excellent location and is close to well-regarded schools, local amenities, leisure facilities, Ponteland Park, transport links shops, pubs, cafes and restaurants.

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Internal accommodation comprises: The front door opens to an entrance porch with access to a convenient ground-floor WC, followed by a sizeable living room.

Towards the rear is a dining area with doors opening onto the West-facing garden. The dining room leads into a well-equipped kitchen with fitted wall and base units, granite work surfaces and integrated appliances.

Stairs from the living room lead to the first floor landing, giving access to a family shower room and three well-proportioned bedrooms.

Externally, the property benefits from well-maintained front and rear gardens, a double length driveway and garage.



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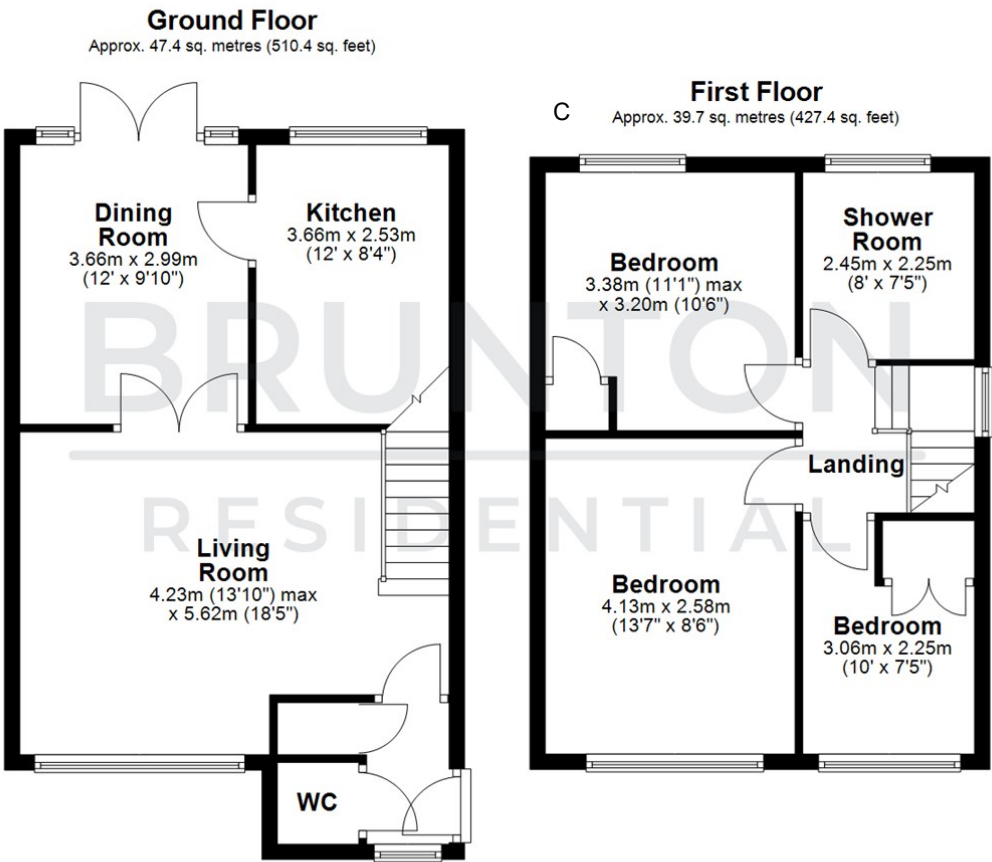
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TENURE : Freehold

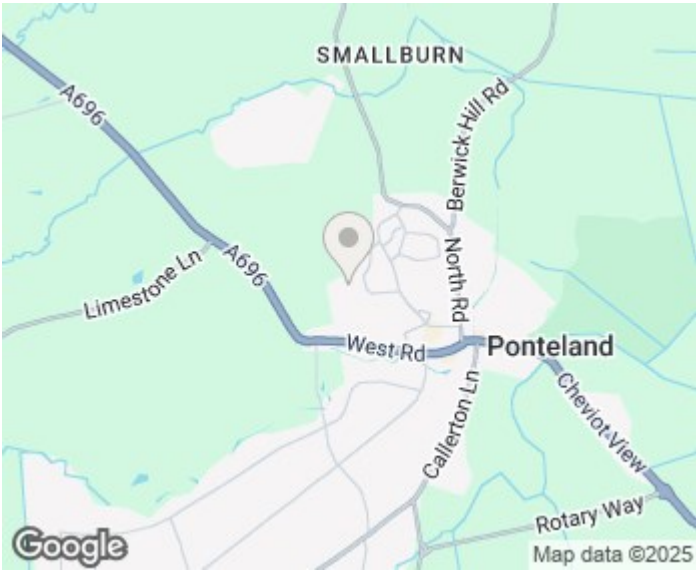
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		