

# BRUNTON

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## RESIDENTIAL



**THE LAIRAGE, PONTELAND, NE20**

Asking Price £189,950



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Section 106 Affordable Homes Scheme - 70% Of Full Market Value, Delightful Mews Home, Positioned Within The Lairage In Ponteland, One Bedroom, Ground Floor Office/Living Space, WC, Lounge/Dining Room, Modern Kitchen, Driveway, Car Port, Store And Garden.

The Lairage benefits from a superb central location with easy access to Ponteland's shops, cafés, restaurants and leisure facilities, as well as excellent transport links towards Newcastle and the wider region. EPC TBC - Freehold - Council Tax Band TBC.



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The internal accommodation comprises: The entrance door leads to a hallway with access to a versatile office/reception space that benefits from a ground floor WC and French doors opening to the rear garden.

Stairs lead to the upper floor, which features a spacious open plan lounge and dining room together with a well equipped, modern kitchen that includes integral appliances and ample wall and floor units. From the rear of this space, a hallway leads to a good sized double bedroom and a stylish bathroom.

Additionally, the property benefits from a driveway and car port that provides off street parking, and a useful store. To the rear is an excellent south facing lawned garden with gated access and a patio to enjoy the sunny aspect.

This property is being sold as a section 106 affordable homes scheme property 70% of full market value - conditions apply.





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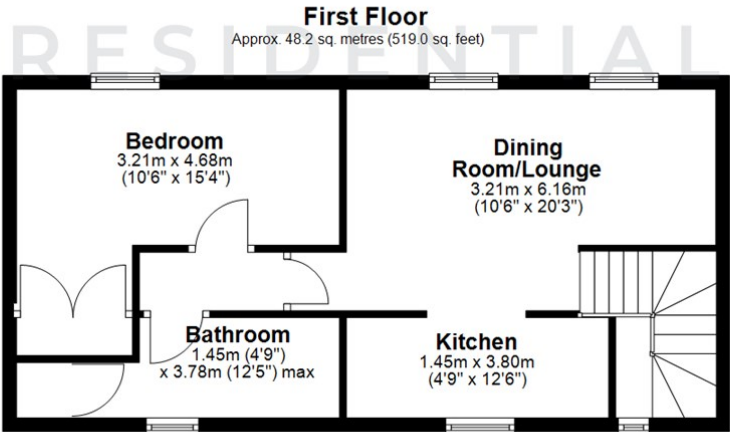
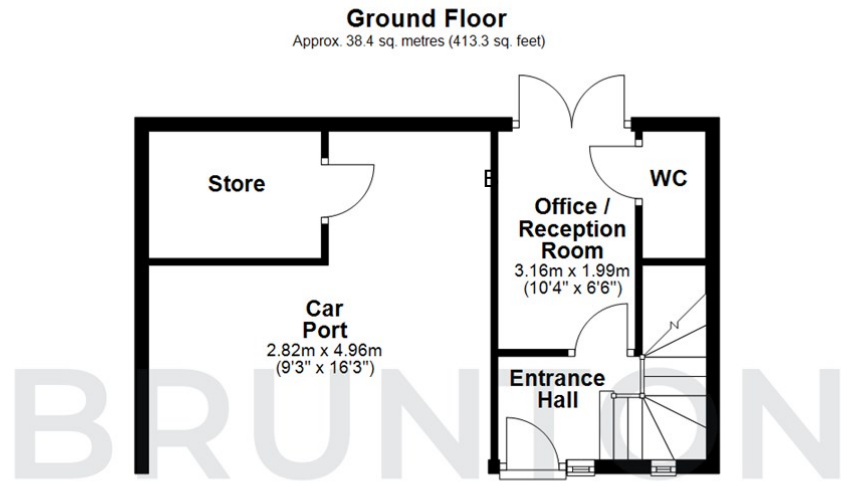
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



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		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		