



45 North Road

Ponteland





45 North Road, Ponteland, Newcastle upon Tyne NE20 9UN

Guide Price £350,000

A beautifully presented and extended semi detached house on the North Road in the centre of Ponteland village, within walking distance of the shops, cafes, bars/restaurants and excellent local amenities. The three bedroom family home has a stunning extended open plan kitchen/living room with bi-folding doors to the garden and a cast iron wood burning stove in the living area. The property has been finished to a high standard throughout with Karndean flooring to the hallway and kitchen, a stylish shower room/wc, and integrated appliances in the kitchen.

Entrance porch | Hallway | Cloakroom/wc | Sitting room | Magnificent open plan living/dining room with fitted kitchen | First floor | Three bedrooms | Shower room/wc | Attractive rear garden with paved terrace
Summerhouse with power and lighting | Gravel driveway for 2-3 cars | Single garage.

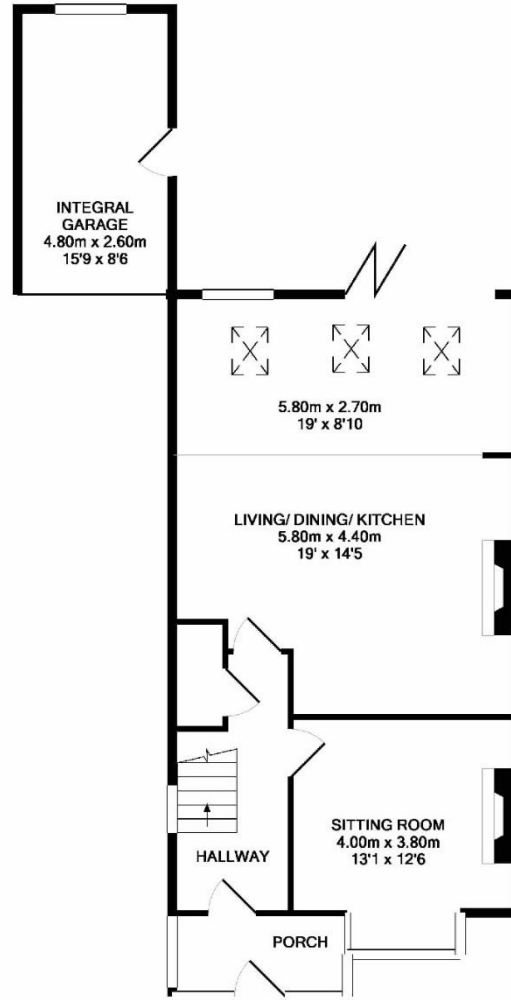
Services: Mains electricity, gas, water and drainage | Tenure: Freehold | Council Tax: Band E
EPC Rating: C



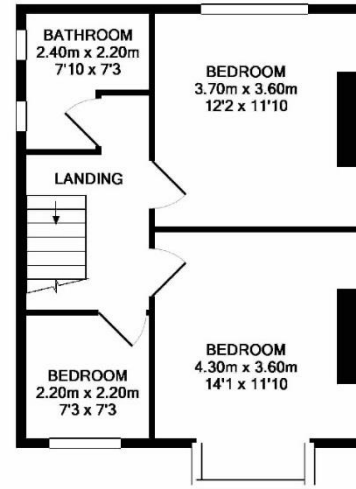








GROUND FLOOR
APPROX. FLOOR
AREA 78.3 SQ.M.
(842 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.1 SQ.M.
(453 SQ.FT.)

TOTAL APPROX. FLOOR AREA 120.4 SQ.M. (1296 SQ.FT.)

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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