



Jackson Avenue Ponteland

This exceptionally well-maintained property benefits from a generous driveway, large garage and no onward chain. The front door opens to an entrance porch, an inner hallway and a wonderful lounge with French doors to the extended dining room. There is a fitted kitchen and a convenient utility room with a door to the rear garden. Stairs lead to the first floor landing, three well-proportioned bedrooms and a bathroom. Externally there is a pretty garden to the front, a substantial driveway leading to the garage and a lovely garden to the rear with summer house. Jackson Avenue is conveniently located in the heart of Ponteland village with a selection of highly rated schools for all ages, shops, transport links, leisure facilities, restaurants and pubs. A viewing is essential.

Asking Price: £275,000

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Jackson Avenue

Ponteland

Entrance Porch

The front door opens to a convenient porch giving access to the inner hall with wood flooring and wall light.

Inner Hall

The inner hall benefits from carpeted flooring, a radiator, lit feature alcove and under stairs storage.

Lounge 13'11" x 17'8" (4.25m x 5.38m)

A light and airy room with double glazed box bay window to the front, feature fireplace, carpeted and wood effect flooring, radiator and French doors to the dining room.

Dining Room 11'4" x 12'10" (3.45m x 3.91m)

The dining Room has double glazed sliding doors to the garden, a radiator and wood effect and carpeted flooring.

Kitchen 8'11" x 11'0" (2.71m x 3.36m)

An impressive fitted kitchen with contrasting granite work tops and sink unit inset, part tiled walls, space for a fridge freezer and oven, cooker hood, double glazed window to the rear, feature lighting, wood effect flooring, radiator and door to the utility room.

Utility Room

This useful space has plumbing for a washing machine, a double glazed window and door to the rear garden, central heating boiler, part tiled walls, tiled flooring and radiator.

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First Floor Landing

A carpeted landing with wall light, double glazed window to the side and loft access.

Bathroom 8'8" x 6'0" (2.65m x 1.84m)

A well presented room with corner bath, shower enclosure, WC, wash hand basin, part tiled walls, double glazed window to the rear and radiator.

Principal Bedroom 12'8" x 11'0" (3.87m x 3.35m)

A generously proportioned bedroom with double glazed bedroom to the front, carpeted flooring, fitted wardrobes and radiator.

Bedroom Two 8'11 x 10'6" (2.71m x 3.19m)

A lovely room with double glazed window to the rear, carpeted flooring, mirror front sliding door wardrobes and radiator.

Bedroom Three 7'6" x 7'1" (2.28m x 2.17m)

This room has a double glazed window to the front, carpeted flooring and a radiator.

Garage

With double glazed window and door to the side, electric garage door to the front and light and power.

Garden

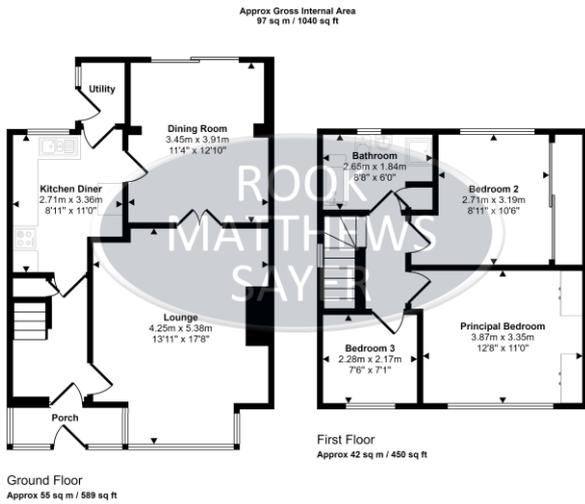
A sizeable driveway gives access to the impressive mature plot with a pretty garden to the front, paved rear garden with planted borders and a charming summer house.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites, are representations only and



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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