

1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)

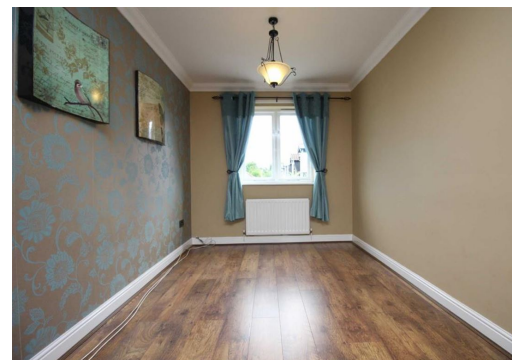
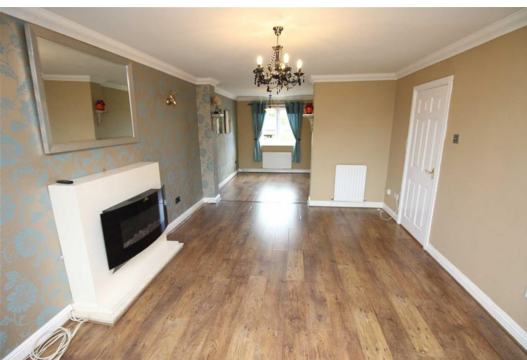
Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Trading Places



**Guardians Court, Ponteland - £250,000**



Whitley Bay Tel: 0191 251 1189



Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)



## Guardians Court, Ponteland

Trading Places are delighted to bring to the market for sale this lovely four bedroom family town house located on a small modern development 'Guardians Court' in the popular village of Ponteland. Conveniently located close to local shopping facilities, amenities as well as popular schools and connecting roads to Newcastle and Morpeth, as Newcastle Airport. The property offers spacious versatile accommodation over three floors and benefits from double glazing, gas central heating and security alarm system. Briefly comprising; entrance lobby, study to ground floor leading into utility room, bedroom four, stairs and landing to first floor, spacious lounge and dining room, kitchen with built in appliances and a range on modern units, cloaks/wc. Stairs to second floor and landing, master bedroom with walk in dressing area and fitted wardrobes and en-suite shower wc, a further two double bedrooms and a family bathroom. Externally there is a small rear garden with patio area and to the front a double, block paved driveway, which leads to a integral storage (originally garage). The property is offered with no upper chain and is priced to sell. Viewings are by appointment and can be arranged through our office on 0191-2511189. EPC Rating D

### Entrance Lobby

Panelled door, laminate flooring, telephone point and door to inner lobby and stairs.

### Inner Lobby and Staircase

Laminate flooring, radiator, alarm panel, dado rail and door to:

### Study/Storage Room 15' 4 x 9'8 (4.57m x 0.10m x 2.95m)

Laminate flooring, radiator, under stairs storage cupboard and door to:

### Utility Room 9'3 x 6'3 (2.82m x 1.91m)

Fitted base units with roll top work surfaces, single sink and drainer, double glazed window and door to the rear, radiator, laminate flooring, space and plumbing for washing machine and tumble dryer.

### Bedroom 4 16'9 x 8'4 (5.11m x 2.54m)

Coving to ceiling, double glazed window to rear, radiator, wall mounted boiler for the gas central heating system and laminate flooring.

### First Floor Landing

Via spindled staircase, dado rail, radiator, built in storage cupboard, coving to ceiling and stairs to second floor.

### Lounge Area 14'10 x 11'7 (4.52m x 3.53m)

Two double glazed windows to the front, two radiators, coving to ceiling, television point, feature fireplace with electric fire, laminate floor and open into dining area.

### Dining Area 8' x 10' (2.44m x 3.05m)

Double glazed window to the rear, radiator, coving to ceiling and laminate flooring.

### Kitchen 9' x 8' (2.74m x 2.44m)

Double glazed window to the rear, fitted white coloured wall and base units with contrasting roll top work surfaces, one and a half





bowl sink and drainer with mixer taps, built in double electric oven with halogen hob and extractor above, integrated fridge/freezer and dishwasher, tiled splash backs, radiator and laminate flooring.

#### **Cloaks/wc**

Low level wc, vanity wash hand basin, double glazed frosted window to the front, heated towel rail, extractor fan and laminate flooring.

#### **Second Floor Landing**

Built in storage cupboard, dado rail, radiator, loft access and door off to:

#### **Master Bedroom 10' x 11'9 (3.05m x 3.58m)**

Double glazed window to the front, radiator and open through to dressing area with fitted wardrobes, dressing table and Velux window to the front.

#### **En-Suite**

Quality three piece suite comprising; shower cubicle with plumbed shower, pedestal wash hand basin, low level wc, tiled walls and tiled flooring, heated towel rail and spot lights.

#### **Bedroom 2 8' 2 x 11' 1 (2.44m 0.05m x 3.35m 0.03m)**

Double glazed window to the rear, radiator, fitted wardrobes and coving.

#### **Bedroom 3 9' 10 x 8' (2.74m 0.25m x 2.44m)**

Double glazed window to the rear and radiator.

#### **Bathroom/wc**

Quality three piece white suite comprising; panelled bath with electric shower over and side glass screen, low level wc and pedestal wash hand basin, tiled walls, tiled flooring, heated towel rail and spot lights.

#### **Externally**

To the front of the property is a block paved double driveway leading to double width storage area (originally a garage) with up and over door. To the rear is a fenced garden with planted shrubs and block paved patio area.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

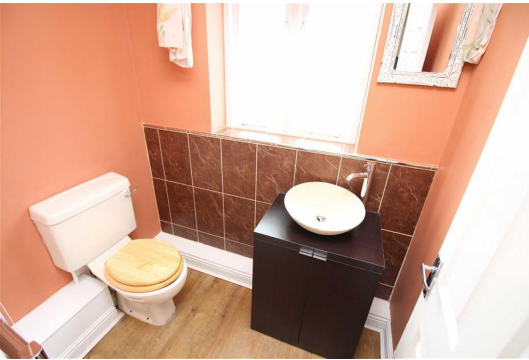
Tel: 0191 2511189

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Trading Places



Whitley Bay Tel: 0191 251 1189



Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)