



Professional Property People

Western Way
Darras Hall, NE20 9LY

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O/O 750,000

113 Western Way, Darras Hall, Ponteland.

Positioned in the popular Darras Hall Estate is this three bedroom semi detached bungalow, with potential for further extension/development subject to permissions. The property is approached via a Tarmac driveway providing generous parking and access to the detached single garage, extensive lawn to the front and mature trees and shrubs. The accommodation comprising:- Entrance porch leading to inner hallway with cupboard, family lounge with French doors onto rear garden and patio, family bathroom/wc, breakfasting kitchen, and two bedrooms to front. Externally – the property has extensive gardens of circa 0.29 mainly laid to lawn, garden shed and patio area. Gas fired central heating to radiators.

ENTRANCE PORCH with main external door, tiled floor, glazed side panels, glazed door with side panels leading to –

SPACIOUS ENTRANCE HALL central heating radiator, telephone point, coved ceiling, fitted cupboard.

LOUNGE (rear) 20' 0" (6.1m) x 14' 3" (4.34m) covered ceiling, telephone point, tv point, tilt and slide patio door leading to rear garden and patio, feature wood fireplace housing coal effect living flame gas fire, central heating radiator.

FAMILY BATHROOM/WC with three piece suite comprising wc., wash hand basin, panelled bath with electric shower over, extractor fan, coved ceiling, window to rear, part tiled walls, central heating radiator.

BEDROOM ONE (front) 11' 8" (3.56m) x 11' 10" (3.61m) with a range of fitted wardrobes, dressing table, bedside cabinets, central heating radiator, window to front, tv point.

BEDROOM TWO (front) 12' 5" (3.78m) x 10' 11" (3.33m) central heating radiator, windows to front and side, coved ceiling, fitted cupboard, tv point.

KITCHEN 12' 9" (3.89m) x 11' 0" (3.35m) fitted with a range of cupboards, electric oven, inset sink unit with mixer tap, part tiled walls, central heating radiator.

ATTACHED SINGLE GARAGE with up and over door.

EXTERNALLY The property is approached by a Tarmac driveway

providing generous parking, access to the single garage. Further garden to the front includes lawn area, mature trees and shrubs. To the rear, garden shed, extensive lawn, timber fencing, mature trees and shrubs and patio area.

111 Western Way, Darras Hall, Ponteland.

This property is to be sold in conjunction with 113 Western Way, and offers a fantastic opportunity to purchase a generous site measuring circa 0.3 of an acre with 113 measuring circa 0.29, overall offering a total site of circa 0.6 of an acre for an asking price of "Offers Over £750,000". 111 Western Way briefly comprises:- Lounge, kitchen, entrance lobby, bathroom/wc., dining room, ground floor bedroom. To the first floor, three further bedrooms, one with en suite cloaks. Externally, detached twin garage with up and over door and extensive lawns. Further garden to the front includes Tarmac driveway providing generous parking and access to the garage, lawn area to the front with mature trees. To the rear, extensive lawn, timber fencing, garden shed and block paved patio.

ENTRANCE PORCH with double glazed main entrance door, glazed door and side panels leading to –

ENTRANCE HALL with two telephone points, central heating radiator, understairs storage cupboard, coved ceiling and access to –

LOUNGE (rear) 20' 6" (6.25m) x 12' 4" (3.76m) two central heating radiators, dado rail, wall light points, window and door to rear garden and patio, feature fireplace housing electric coal effect fire.

DINING ROOM (front) 11' 8" (3.56m) x 15' 10" (4.83m) fireplace, tv point, central heating radiator, window to front, ceiling rose.

BEDROOM FOUR 9' 0" (2.74m) x 10' 11" (3.33m) tv point, windows to front and side, two cupboards.

KITCHEN 12' 9" (3.89m) x 11' 6" (3.51m) fitted with a range of wall and floor units, integrated oven, electric hob, central heating radiator, splash tiling, inset 1.5 bowl sink unit, windows to side and rear, walk-in larder cupboard.

BATHROOM/WC fitted with a four piece suite comprising corner shower cubicle with electric shower, wash hand basin, panelled bath, low level wc., window to rear, inset spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING central heating radiator, tv point and two eaves storage areas.

BEDROOM ONE 14' 11" (4.55m) x 9' 4" (2.84m) fitted wardrobes, central heating radiator, tv point, two windows to rear, access to –

EN SUITE CLOAKS/WC with wash hand basin, and wc.

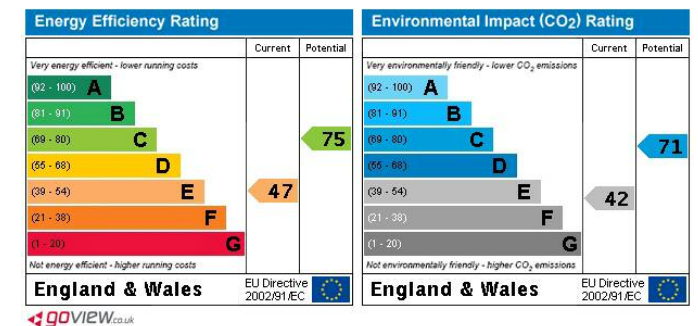
BEDROOM TWO (front) 10' 0" (3.05m) x 11' 9" (3.58m) fitted wardrobes, central heating radiator, electric heater.

BEDROOM THREE (front) 7' 2" (2.18m) x 10' 0" (3.05m) central heating radiator, tv and telephone points, window to front.

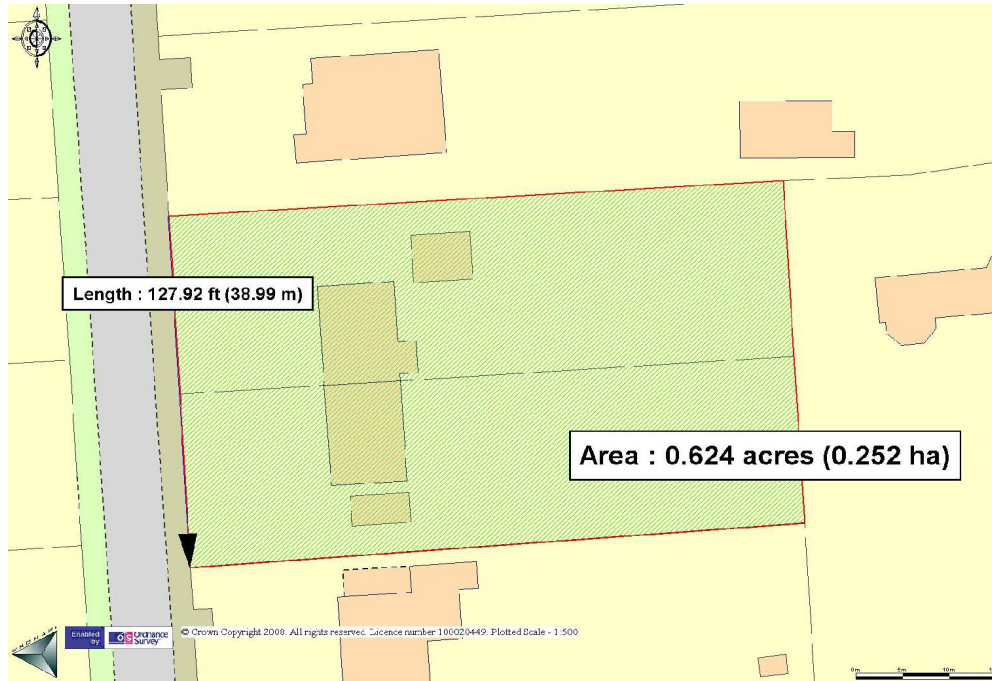
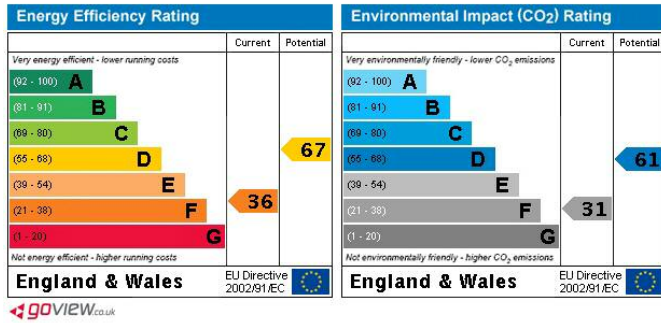
EXTERNALLY To the front, Tarmac driveway providing generous parking and access to the detached two single garages with twin up and over doors. Block paved patio to the rear, extensive lawn area, and trees and shrubs.

AGENTS NOTES 111 and 113 Western Way offer an excellent opportunity to purchase this larger than average site on Darras Hall of circa 0.6 of an acre.

EPC 111



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