



## Thornhill Road Ponteland

This three-bedroom semi-detached home provides a well-thought-out layout suited to everyday living. The ground floor begins with a porch leading to the inner hall, featuring a storage cupboard, carpeted flooring, and a radiator. The lounge, with a front-facing double-glazed window, connects to the dining room, which has double-glazed windows to the rear and side, carpeted flooring, and double doors opening to the garden. The kitchen is fitted with wall and base units, a larder cupboard, a sink, an electric oven with a cooker hood, and part-tiled walls, complemented by vinyl flooring. The side hall offers additional access to the rear garden and garage. Upstairs, the property comprises three bedrooms. The main bedroom enjoys rear-facing views, carpeted flooring, and a radiator. The second bedroom features a front-facing window, carpet, and a radiator, while the third bedroom includes a storage cupboard and is also front-facing. The family bathroom has a bathtub with a shower over, a sink, part-tiled walls, and a heated towel rail. The landing includes a side-facing double-glazed window and loft access. Externally, the property has a front driveway leading to the garage, which features an up-and-over door and a coal store. The rear garden includes a patio, lawn, and planted borders, providing a private outdoor space. This home combines practicality and comfort, with mains utilities and freehold tenure. Contact us today to arrange a viewing.

### Asking Price : £300,000

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SAYER

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## PROPERTY DESCRIPTION

### Porch

The porch provides access to the inner hall.

### Inner Hall

The inner hall features carpeted flooring, a radiator, and a storage cupboard.

### Lounge (12'5 x 15'5 / 3.78m x 4.70m)

This room includes a double-glazed window to the front, a radiator, and doors leading to the dining room.

### Dining Room (9'11 x 11'11 / 3.02m x 3.63m)

The dining room features double-glazed windows to the rear and side, double-glazed doors to the garden, carpeted flooring, and a radiator.

### Kitchen

The kitchen is equipped with double-glazed windows to the rear, a larder cupboard, a sink unit, and fitted units. Includes an electric oven with a cooker hood, part-tiled walls, and vinyl flooring. A radiator completes the space.

### Side Hall

The side hall provides access to the garden and garage via a double-glazed door to the rear.

### Garage (9'0 x 18'9 / 2.74m x 5.72m)

The garage includes a coal store and an up-and-over door to the front.

### Landing

The landing is carpeted and features a double-glazed window to the side.

### Bedroom One (12'0 x 10'7 / 3.66m x 3.23m)

This bedroom includes a double-glazed window to the rear with views, carpeted flooring, and a radiator.

### Bathroom

The bathroom features a bathtub with a shower over, a sink, a heated towel rail, vinyl flooring, part-tiled walls, and a double-glazed window to the rear. The boiler is housed within a cupboard.



**Bedroom Two (10'7 x 12'11 / 3.23m x 3.94m)**

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

**Bedroom Three (8'5 x 8'11 / 2.57m x 2.72m)**

The third bedroom features a double-glazed window to the front, carpeted flooring, and a radiator.

**Garden**

The garden includes a patio area with views, a lawn, and planted borders.

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: INDOOR SIGNAL VARIES

Parking: DRIVEWAY & GARAGE

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>	71 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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