



Clickemin Ponteland

For sale is this neutrally decorated end of terrace house that is perfect for families, or those looking to down size, seeking a comfortable living. This charming property offers three double bedrooms, one reception room, a kitchen, and a bathroom.

OFFERS OVER **£350,000**

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PROPERTY DESCRIPTION

The open-plan reception room is a beautiful space with large windows offering a view of the garden. It is the perfect setting for relaxation and entertaining, complete with a fireplace in the living area. The reception room also has access to the communal gardens, extending the living space outside. The kitchen offers natural light and dining space, making it the heart of the home.

The master bedroom is a particular highlight, being generously proportioned with built-in wardrobes. The two additional double bedrooms also provide ample space, with one of them also featuring built-in wardrobes.

The bathroom is well-appointed with a heated towel rail and a large walk-in shower for your convenience.

The property is in council tax band D and has an EPC rating of D. One of the unique features of this property is its parking space and the communal garden, providing an additional outdoor area for you to enjoy.

The location of this house is highly sought after, with excellent public transport links, nearby schools, and local amenities. This house is an excellent opportunity to acquire a wonderful family home in a desirable location. Viewing is highly recommended.



Living / Dining Room: 29'07" x 10'05" - 9.02m x 3.18m

Kitchen: 12'00" x 10'04" - 3.66m x 3.15m

W.C.

Bedroom One: 16'02" x 10'04" - 4.93m x 3.15m

Bedroom Two: 12'00" x 12'11" - 3.66m x 3.94m

Bedroom Three: 8'09" x 10'08" (+wardrobes) - 2.67m x 3.25m

Bathroom: 6'11" x 7'01" - 2.11m x 2.16m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

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: D

EPC RATING: D

P00007328.SD.SD.10/3/25.V.1





Energy rating and score

This property's current energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



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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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