



Eland Edge Ponteland

Presenting this immaculate semi-detached house, now available for sale. Situated in a sought-after location within a short stroll into Ponteland Village with great public transport links and local amenities, this property is also within walking distance of the local golf club.

OFFERS OVER **£280,000**

ROOK
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SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



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PROPERTY DESCRIPTION

The house stands proud in a quiet cul-de-sac and boasts a west-facing garden, perfect for enjoying the afternoon sun. There's no need to worry about parking as it also features a private driveway.



Inside, the property offers two reception rooms, perfect for entertaining or simply relaxing. The first reception room is a light and airy living room with large windows and open views, while the second is a spacious conservatory with access to the West facing garden and a delightful garden view.



The kitchen is a bright space that benefits from plenty of natural light. It comes with a full range of fitted units and provides access to the conservatory, offering a great flow of space throughout the ground floor.

There are two bedrooms in the property. The master bedroom offers built-in wardrobes and open views to the rear, providing a calm and peaceful retreat. The second bedroom is also a double with built-in wardrobes, offering plenty of storage.



The property features one bathroom, neatly arranged with a shower over the bath.

This property sits in council tax band C. With its sought-after location and unique features, this two-bedroom semi-detached house could be your perfect next home. Externally this property boasts a private garden to the rear with lawn area, patio, access to the front of the property and large storage shed.

Living Room: 14'01" x 11'06" (max) - 4.29m x 3.51m

Kitchen: 8'10" x 11'05" - 2.69m x 3.48m

Conservatory: 11'06" x 10'09" - 3.51m x 3.28m

Bedroom One: 8'03" x 9'06" (+ wardrobes) - 2.52m x 2.90m

Bedroom Two: 7'00" x 9'06" (+ wardrobes) - 2.13m x 2.90m

Bathroom: 6'08" x 5'05" - 2.03m x 1.65m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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: C

EPC RATING: TBC

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