



Station Cottages Ponteland

- Mid Terraced House
- Recently re-furbished
- Utility room
- 2 bedrooms

Offers Over: £260,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**ROOK
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Station Cottages

Ponteland

Entrance Hall

The front door opens to a carpeted entrance hall with stairs to the first floor, a double-glazed window to the front and door to the lounge.

Lounge 13' max into alcove x 11'7 (3.96m x 3.53m)

A comfortable lounge with double glazed window to the front, carpeted flooring and radiator.

Dining Kitchen 10'7 x 16'5 (3.22m x 5.00m)

A stylish modern kitchen with quartz work tops with sink inset, range cooker inset, cooker hood above, integrated fridge freezer, integrated dishwasher, boiler, storage cupboard, double glazed window to the rear, wood effect flooring and radiator.

Utility Room 6'6 x 6'2 (1.98m x 1.87m)

This room has a double-glazed door to the rear yard/parking, fitted wall and base units with contrasting work surfaces and sink unit inset, space for a washing machine, double glazed window to the rear, wood effect flooring and radiator.

First Floor Landing

A carpeted landing with loft access.

Bedroom One 23' max into recess x 10'10 (7.01m x 3.30m)

A lovely room with double glazed window to the front, carpeted flooring, radiator and storage cupboard.

Bathroom 7'9 x 6'11 max into recess (2.36m x 2.10m)

A beautiful bathroom with bath tub and shower over, wash hand basin inset to feature storage, WC, heated towel rail, tiled walls and flooring and a double-glazed window to the rear.

Bedroom Two 8'10 x 11'5 (2.69m x 3.47m)

This impressive room has a double-glazed window to the rear, carpeted flooring and radiator.

Externally there is an enclosed gravelled garden to the front and an open yard to the rear that can be used for off street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: on street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS – Neighbours have rights of way over rear yard

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: A

EPC RATING: C

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