



Thornhill Road Ponteland

Rook Matthews Sayer are delighted to offer to the market this recently refurbished four bedroom detached home with no onward chain. The ground floor accommodation briefly comprises of entrance hallway, generous lounge, downstairs bathroom with bath and shower, downstairs bedroom, kitchen, utility area and access into the garage. The first floor features a further three bedrooms, two of which have the added benefit of an en-suite shower room. Externally there is generous off-street parking and a gravelled patio area to the rear of the property. Ponteland village has lots to offer including great transport links, leisure facilities, shops, pubs, restaurants and schools for all ages.

Offers Over £310,000

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Thornhill Road

Ponteland

Entrance hallway

With carpeted flooring, radiator and access to the ground floor accommodations and stairs to the first floor.



Lounge 14'5" x 22'9" (4.39m x 6.93m)

Carpeted flooring, radiators, dual aspect double glazed windows.



Bathroom 12'11" x 6'9" (3.94m x 2.06m)

Tiled flooring and walls, frosted double glazed window, heated towel rail and modern bathroom suite with low level WC, sink, bath and double walk-in shower.



Bedroom Three 18'11" x 11'10" (5.76m x 3.60m)

Carpeted flooring, radiator and dual aspect double glazed windows



Kitchen Diner 13'7" x 17'5" (4.14m x 5.32m)

Lino flooring, radiator, double glazed dual aspect windows, generous storage with floor and wall units, central island, rangemaster cooker with extractor hood over and freestanding fridge freezer.



Utility Room

Storage cupboards, access to boiler, meters, plumbing for washing machine and access to the garage.

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Stairs to first floor landing

Carpeted flooring, hand rail, Velux window and generous storage to landing

Bedroom Two 14'5" X 11'8" (4.40m x 3.55m)

Carpeted flooring, radiator and double-glazed window



En-Suite 6'7" x 6'4" (2.01m x 1.93m)

Tiled flooring and walls, low level WC, sink basin and walk in shower



Principal Bedroom 12'8" x 14'6" (3.86m x 4.41m)

Carpeted flooring, radiator and double-glazed window

En-Suite 6'7" x 7'9" (2.01m x 2.36m)

Tiled flooring and walls, low level WC, sink basin and walk in shower



Bedroom Four 14'1" x 11'8" (4.29m x 3.56m)

Carpeted flooring, radiator and double-glazed window

Garage 13'11" x 18'10" (4.23m x 5.73m)

Spacious garage with power and up and over door.

External

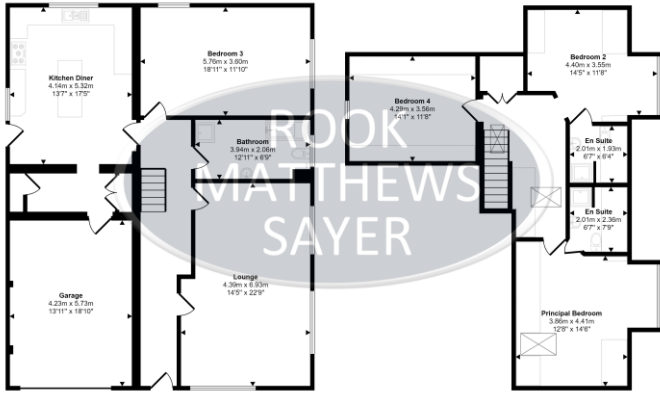
Gravel area that wraps round the rear of the property to space on the right-hand side.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Approx Gross Internal Area
289 sq m / 2224 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Ground Floor
Approx 152 sq m / 1428 sq ft

First Floor
Approx 137 sq m / 1488 sq ft

Devices fixed height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Sizes of items such as bathroom suites are representative only and may not look like the real items. Make with local surveyors etc.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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