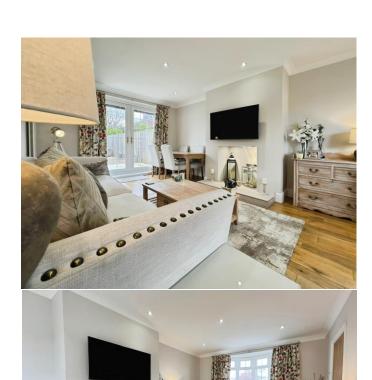


Thornhill Road Ponteland

On offer is this immaculate, semi-detached house for sale, ideally suited for families. Situated in a sought-after location, the property benefits from excellent public transport links, local amenities, green spaces, and nearby schools.

Asking Price £345,000









Thornhill Road Ponteland

PROPERTY DESCRIPTION

The property, fully refurbished to the highest standard, boasts a generously sized plot. The house comprises one reception room, one kitchen, three bedrooms, and one bathroom.

The spacious reception room is a perfect area for relaxing or entertaining, adorned with a large bay window that allows plenty of natural light to flood the room. Double doors lead out to a private garden, which makes for a seamless indoor-outdoor living experience.

The kitchen is another highlight, basked in natural light. It offers a dining space and a breakfast area, making meal times a social affair.

The property offers three double bedrooms, each with unique features. The master bedroom includes a walk-in closet, providing ample storage space. The second bedroom also offers built-in storage. All bedrooms provide plenty of space for rest and relaxation.

The bathroom, stylish and modern, is equipped with a rain shower and a heated towel rail, adding a touch of luxury.

Outside, the property features a detached garage, offering additional storage or parking space. The private garden, a unique feature of this home, is perfect for enjoying outdoor activities or for simply relaxing.

This property, with its unique features and ideal location, truly makes for a perfect family home. All aspects of this house have been carefully designed to ensure comfort and convenience, making it a must-see on your property search.

Living Room: 22'07" (into bay) x 11'11" (into alcove) -

6.88m x 3.63m

Kitchen: 19'11" x 14'08" (max) - 6.07m x 4.47m

Bedroom One: 13'07" (max) x 10'11" (+ walk in closet) -

4.15 x 3.33m

Bedroom Two: 13'07" (max) x 12'00" (max) - 4.15m x

3.66m

Bedroom Three: 8'08" x 8'08" - 2.64m x 2.64m

Bathroom: 5'11" x 6'07" - 1.80m x 2.00m

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: C EPC RATING: TBC

P00007364.SD.SD.22/4/25.V.1











Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice the 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, fixing, so resvices and it is the buyer 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 it relation to this property.

Money laundaring Regulations a intending nurchassers will be asked to produce original identification documentation at a later stage and we would

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.

16 Branches across the North-East

