



Elmwood Drive Ponteland

Available for sale is this semi-detached house, which offers a unique opportunity for investors or families looking for a project. Although the property requires renovation, its potential is undeniable. The house features three double bedrooms, providing ample space for a family or for renting out rooms.

Offers Over **£275,000**

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

ROOK
MATTHEWS
SAYER

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



Elmwood Drive Ponteland

PROPERTY DESCRIPTION

The house is equipped with a modern bathroom, adding a touch of elegance to the property. The kitchen is a standout feature of this home, boasting dining space, a separate utility room, and WC. Moreover, it offers a delightful garden view that can make cooking a joy.



Furthermore, the property is complete with two reception rooms. The first room is an attractive setting with large windows allowing plenty of natural light to fill the space, and an archway leading to the dining area, creating a smooth flow between the rooms.

A notable characteristic of this house is its exterior. The large paved garden offers a wonderful outdoor space, ideal for children to play or for hosting summer gatherings. Additionally, the generous storage sheds can easily accommodate gardening tools or extra belongings.



Located in an area with excellent public transport links, nearby schools, and local amenities, this property is ideally situated. The council tax falls under band C, presenting you with an affordable yet promising investment opportunity.



In summary, this semi-detached house presents an excellent opportunity for those wishing to inject their own style into their next property venture.

Living Room: 11'11" x 13'00" (into alcove) - 3.63m x 3.96m

Dining Room: 9'11" (into bay) x 13'00" - 3.02 x 3.96m

Kitchen: 12'10" x 7'07" - 3.91m x 2.31m

Utility Room.

W.C.

Bedroom One: 10'07" x 13'02" (max) - 3.22m x 4.01m

Bedroom Two: 9'02" x 13'01" (max) - 2.79m x 3.99m

Bedroom Three: 9'08" (+ wardrobes) x 10'09" - 2.95m x 3.28m

Bathroom: 5'05" x 6'04" - 1.65m x 1.93m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAIND GAS

Broadband: NONE YET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND ON STREET

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

P00007363.SD.SD.14/4/25.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 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.

16 Branches across the North-East

