



## Thornhill Road Ponteland

Rook Matthews Sayer are delighted to present this immaculate semi-detached house, now available for sale. This residence offers a blend of comfort and style with its 3 bedrooms, 1 bathroom, a generous reception room, and open plan kitchen.

Offers Over **£350,000**

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# Thornhill Road Ponteland

## PROPERTY DESCRIPTION

The property is situated in a prime location with easy access to public transport links, local amenities and green spaces. It is also conveniently close to nearby schools, making it ideal for families.

Step inside to find an open-plan layout that enhances the sense of space and light. The reception room is a highlight, boasting large windows that flood the room with natural light, a cosy log burner set within a fireplace, and beautiful wood floors. This space is semi-open to a dining area, creating a wonderful flow for entertaining.

The kitchen is a chef's delight, fitted with shaker style units and ample storage. A peninsular adds even more storage and there's also direct access into the single garage. Double doors lead out to the west facing garden, which promises open views to the rear.

There are three well-proportioned bedrooms. The master bedroom is a spacious double, the second bedroom is a double with open views, and the third bedroom is a single that could be utilised as a home office. The generous bathroom features a heated towel rail and a bathtub and shower unit.

The property has an EPC rating of D and falls under council tax band C. Unique features include a single garage, a west facing garden with open views to the rear, and a log burner. This house is sure to appeal to those looking for a beautiful and practical family home.



Living Room: 15'05" x 12'05" (into alcove) - 4.70m x 3.78m

Dining Kitchen: 11'10" x 25'03" - 3.61m x 7.70m

W.C.

Bedroom One: 13'00" x 10'06" (max) - 3.96m x 3.20m

Bedroom Two: 12'01" x 10'06" - 3.68m x 3.20m

Bedroom Three: 8'11" x 8'05" - 2.72m x 2.57m

Bathroom: 8'08" x 8'03" - 2.64m x 2.52m

#### 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.

#### AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly

#### TENURE

Assumed 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: D**

P00007365.SD.SD.2/5/25.V.1





### Energy rating and score

This property's current energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



**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**

