



Fairney Edge | Ponteland | NE20

£380,000 Offers Over

A well presented link detached bungalow is offered for sale, benefitting from a convenient location in the heart of Ponteland Village, within walking distance to shops and close to a golf club. The property also provides easy access to public transport links and local amenities.

ROOK
MATTHEWS
SAYER



Link Detached Bungalow

No Upper Chain

Spacious Living

Shaker Style Kitchen

Two Double Bedrooms

Shower Room

Driveway & Garage

South Facing Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Upon entering, you will find a spacious reception room with large windows and french doors, allowing an abundance of natural light to filter through, and offering pleasant views over the south facing garden. This room also features a dedicated dining space and direct access to the garden, making it suitable for relaxing or entertaining guests.

The bungalow includes a well-appointed kitchen, complete with a breakfast area, garden views, and good natural light. The kitchen also provides convenient internal access to the single garage, which is ideal for secure vehicle storage or additional space.

Accommodation comprises two double bedrooms. The master bedroom is fitted with built-in wardrobes, providing ample storage. The second bedroom is also a comfortable double.

A modern shower room is featured within the property, benefiting from a heated towel rail for added comfort.

Externally, the property boasts a long driveway and a single garage, ensuring ample parking for residents and visitors alike. The south facing garden promises a pleasant outdoor environment, perfect for enjoying the sunshine.

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**ROOK
MATTHEWS
SAYER**



Living Room:
17'10" x 11'09" - 5.44m x 3.58m

Kitchen:
11'04" x 9'01" - 3.45m x 2.77m

Bedroom One:
11'09" (+ wardrobes) x 11'10" -
3.58m x 3.61m

Bedroom Two:
7'10" x 8'10" - 2.39m x 2.69m

Shower Room:
7'06" x 5'04" - 2.29m x 1.62m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage/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: D

EPC RATING: D

P00007435.SD.SD.3/9/25.V.1





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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