



Rowan Drive | Ponteland | NE20 9QJ

£105,000



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FIRST FLOOR FLAT

SPACIOUS LIVING

TWO BEDROOMS

TO RENOVATE

DINING KITCHEN

LOFT STORAGE

ROOK
MATTHEWS
SAYER

PROPERTY DESCRIPTION:

Introducing this two-bedroom first floor flat, available for sale with no upper chain, in a sought-after location with excellent access to public transport links and local amenities. Ideal for first-time buyers and investors, this property presents an exciting opportunity for those looking for a home that requires renovation, allowing you to add your own personal touch.

The accommodation includes a spacious reception room, featuring large windows that provide an abundance of natural light and pleasant views, along with wood floors that add a timeless charm. The flat boasts a well-proportioned kitchen, complete with natural light and a designated dining space—ideal for meals and entertaining.

There are two generous double bedrooms, including a master bedroom designed to offer ample space for furnishings and storage. The second bedroom also benefits from its double size, lending flexibility for use as a guest room, home office, or additional living space.

Located within close proximity to local amenities, this property ensures that shops, cafes, and essential services are within easy reach. With convenient access to public transport, commuting or exploring the area is straightforward.

This flat is an excellent investment for buyers seeking a property with potential in a highly desirable area. Offered to the market with no upper chain, an early viewing is highly recommended to appreciate the possibilities that this home presents. Perfectly suited for those interested in customising the space to their own standards and tastes.

Living Room:

16'02" x 11'09" - 4.93m x 3.58m

Kitchen:

9'01" x 12'06" - 2.77m x 3.81m

Bedroom One:

13'00" x 10'10" (+cupboard) - 3.96m x 3.30m

Bedroom Two:

8'07" x 8'03" - 2.62m x 2.52m

Bathroom:

5'05" x 7'08" - 1.65m x 2.33m

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1986

Ground Rent: £10 per annum.

COUNCIL TAX BAND: B

EPC RATING: D

P00007425.SD.SD.4/9/25.V.1

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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.



T: 01661 860225

ponteland@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		