



Thornhill Road | Ponteland | NE20

£290,000

This semi-detached house presents an excellent opportunity for families seeking a well-proportioned home in a sought after location in the heart of Ponteland. Neutrally decorated throughout, the property offers a bright and welcoming interior with two generously sized reception rooms.

ROOK
MATTHEWS
SAYER



Semi Detached

Development Potential

Open Plan Living

Light Kitchen

Three Bedrooms

Garage & Drive Way

West Facing Garden

No Upper Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The main open-plan lounge features large windows, an open fire, and a fireplace, creating a comfortable and inviting space ideal for relaxing. The adjoining dining room enjoys pleasant garden views, perfect for family meals and entertaining guests.

The kitchen benefits from natural light, a breakfast area, and garden views, with convenient access to the single garage—useful for storage or parking. There are three bedrooms, each featuring built-in wardrobes to maximise storage solutions. The master bedroom offers open views, whilst the double and single rooms are both well-sized for family living.

A well-appointed bathroom includes a shower over the bath, a heated towel rail, and a separate WC for added practicality. Outside, the west-facing garden is ideal for enjoying afternoon sunshine and open views. The property also benefits from a driveway, providing off-road parking.

Situated close to public transport links, nearby schools, and a variety of local amenities, this home offers convenient living in a popular area. With family-oriented features and spacious accommodation, this property is sure to appeal to those searching for a comfortable and practical home, ready to make into a dream family home. Council tax band D.

T: 01661 860 228

ponteland@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Living Room:
15'07" x 12'06" (into alcove) - 4.75m x 3.81m

Dining Room:
11'11" x 9'11" - 3.63m x 3.02m

Kitchen:
11'11" (max) x 15'07" (max) - 3.63m x 4.75m

Bedroom One:
13'04" x 10'09" - 4.06m x 3.30m

Bedroom Two:
11'11" x 8'07" (+wardrobes) - 3.63m x 2.62m

Bedroom Three:
8'11" x 8'06" - 2.72m x 2.59m

Bathroom:
8'08" x 5'04" - 2.64m x 1.62m

W.C:
5'04" x 2'07" - 1.62m x 0.78m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
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.

AGENTS NOTE

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'
If you require any further information on this, please contact us.

TENURE

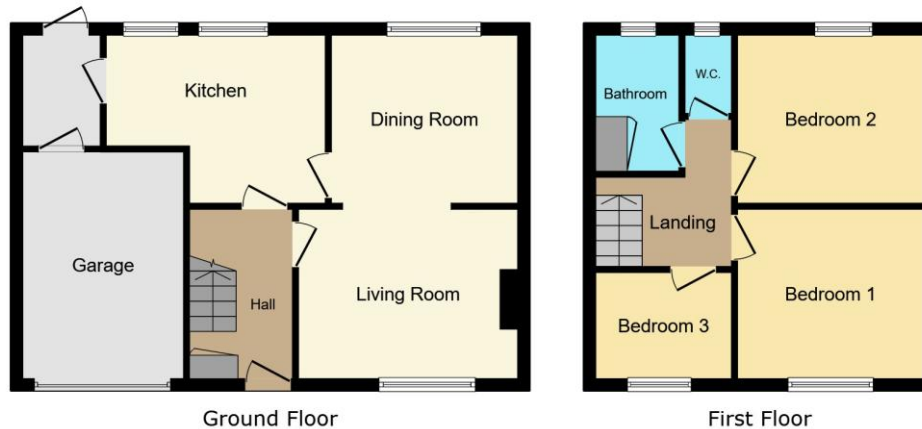
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

P00007497.SD.SD.15/10/25.V.1





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.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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.