



Rowan Drive | Ponteland | NE20

**£105,000**



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**FIRST FLOOR FLAT**

**TO RENOVATE**

**SPACIOUS LIVING**

**DINING KITCHEN**

**TWO BEDROOMS**

**LOFT STORAGE**

**RMS** | 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.

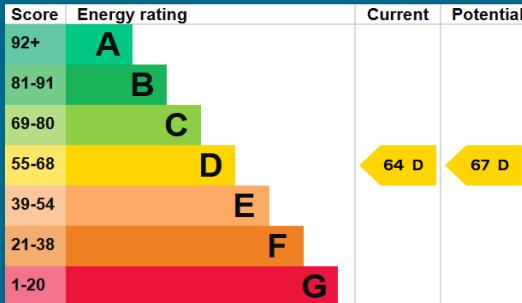
**TENURE** Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

**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



**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 interest 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

**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.

