



Dixon Close | Ponteland | NE20

# Offers Over £270,000

Presenting to the market this immaculate terraced house, situated in the exclusive Jameson Manor, Ponteland. This property is listed for sale and boasts an array of unique features ideal for first-time buyers and families alike.

**RMS** | Rook  
Matthews  
Sayer



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**MID TERRACED HOUSE**

**STYLISH DÉCOR THROUGHOUT**

**PRIVATE SOUTH FACING GARDEN**

**COUNCIL TAX BAND C**

**EN SUITE TO MASTER**

**EPC RATING B**

**DINING KITCHEN**

**FREEHOLD**

**For any more information regarding the property please contact us today**

The property opens to a convenient porch and the rest of the downstairs accommodation includes a spacious and stylish reception room, perfect for hosting or relaxing. The kitchen is a chef's dream, flooded with natural light and offering dining space. Modern units and integrated appliances add a contemporary feel, and access to the garden provides a seamless indoor-outdoor living experience. There is also a spacious downstairs WC with a modern and stylish finish.

Upstairs, the master bedroom, a sizeable double, includes an en-suite designed for comfort and convenience, and two large storage cupboards, offering open views over the picturesque surroundings. The second bedroom also offers ample space with a double bed, while the third accommodates a single or home office.

The family bathroom is finished to a high standard, with a heated towel rail.

One of the property's unique features includes a south-facing private garden, perfect for those who enjoy the outdoors.

Off-street parking is a practical addition with space for two cars, and its position at the end of a cul-de-sac offers an added level of tranquillity.

This property is in a sought-after location with easy access to public transport links, local amenities, and schools. A network of walking routes is also within reach. With an EPC rating of B and a council tax band C, this property is a fantastic opportunity not to be missed.

Living Room: 4.83m x 3.88m (max) - 15'10" x 12'9"

Kitchen: 3.44m x 4.75m - 11'4" x 15'7"

W.C.

Bedroom One: 3.52m (max) x 3.46m - 11'6" x 11'4"

En-suite: 2.47m x 1.19m - 8'1" x 3'9"

Bedroom Two: 3.07m x 2.57m - 10'1" x 8'5"

Bedroom Three: 2.07m x 2.09m - 6'9" x 6'10"

Bathroom: 1.92m x 2.55m - 6'4" x 8'4"

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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: C

EPC RATING: B

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**T: 01661 860 228**

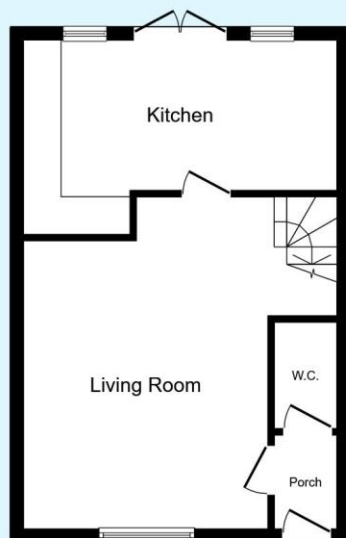
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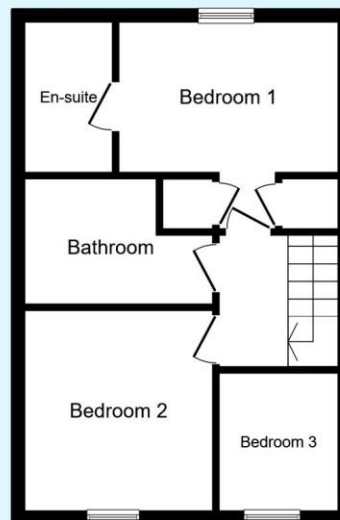






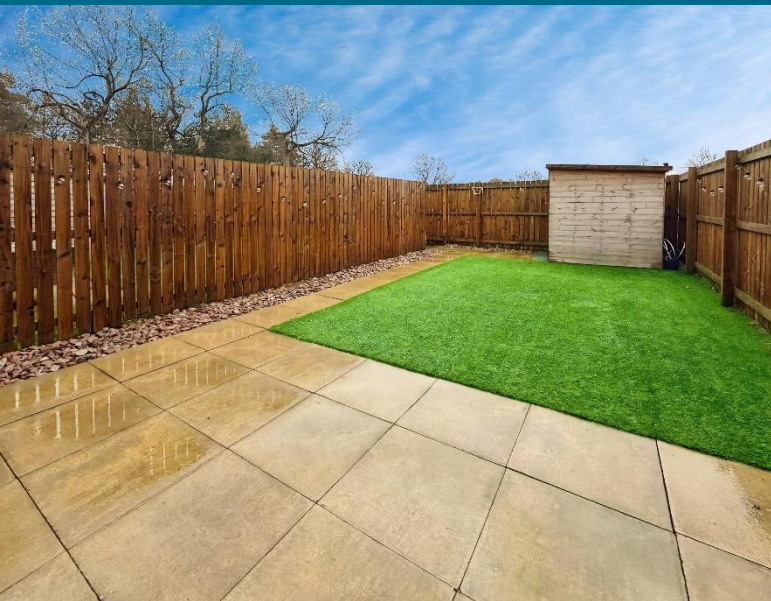


Ground Floor



First Floor

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](http://www.Propertybox.io)



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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.



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