



Pont View | Ponteland | NE20 9UZ

**£290,000**

“Brief description of property”

**RMS** | Rook  
Matthews  
Sayer

**3****2****1****SEMI DETACHED****SPACIOUS LIVING****DEVELOPMENT POTENTIAL****THREE BEDROOMS****GARAGE & DRIVEWAY****WEST FACING GARDEN**

For any more information regarding the property please contact us today



**PROPERTY DESCRIPTION:** This three-bedroom semi-detached house is new to the sales market in Ponteland, Newcastle upon Tyne, positioned at the end of a cul-de-sac with a long driveway, single garage and west-facing garden. The property needs modernising and may appeal to families and investors seeking development potential.

The ground floor offers an open-plan reception room with living and dining space, featuring a large bay window to the front, a fireplace and access to a conservatory. The kitchen includes shaker-style units and direct access to the rear garden, which benefits from its west-facing aspect.

Upstairs, there is a master bedroom with a large bay window, a further double bedroom with a garden view, and a single bedroom. A family bathroom with natural daylight serves the first floor. The home falls within Council Tax Band D.

Ponteland is known for its local amenities, including shops, cafés and services in and around the village centre. Nearby schools provide options for primary and secondary education, making the location suitable for families.

Public transport links are available via nearby bus routes connecting Ponteland with Newcastle city centre and surrounding areas. The closest rail services are from Newcastle Central Station, reachable by car or bus, offering routes to Edinburgh, London and other major cities. Newcastle International Airport is within convenient driving distance, providing both domestic and international connections. Local parks, riverside walks and leisure facilities around Ponteland add further appeal to the setting.

**Living Dining Room:**  
24'00" (max) x 11'10" (max) - 7.32m x 3.61m

**Conservatory:**  
11'11" x 8'08" - 3.63m x 2.64m

**Kitchen:**  
9'06" x 9'04" - 2.90m x 2.84m

**Bedroom One:**  
14'00" (into bay) x 11'01" (max) - 4.27m x 3.38m

**Bedroom Two:**  
9'02" x 11'02" - 2.79m x 3.40m

**Bedroom Three:**  
8'08" x 7'07" - 2.64m x 2.31m

**Bathroom:**  
5'06" x 7'05" - 1.68m x 2.26m

#### **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: TBC**

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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)

## FLOORPLAN

EPC RATING: TBC

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