



Pont View | Ponteland | NE20

**£350,000**

For sale: a four-bedroom semi-detached house situated in a cul-de-sac in Ponteland, Newcastle upon Tyne. Neutrally decorated throughout, the property offers two reception rooms, a kitchen, two bathrooms and a private rear garden, along with driveway parking and a single garage.

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4



2



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**SEMI DETACHED**

**SPACIOUS LIVING**

**TWO RECEPTION ROOMS**

**FOUR BEDROOMS**

**TWO BATHROOMS**

**PRIVATE GARDEN**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The main reception room features large windows and a fireplace, creating a snug living space. A second reception room offers open-plan living and dining with direct access to the garden. The kitchen benefits from natural light and provides access to both the garage and the rear garden.

There are four bedrooms: a master double with built-in wardrobes, a further double bedroom, a third double bedroom with en-suite bathroom, and a single bedroom. The modern family shower room serves the remaining bedrooms, while a second bathroom includes a shower over the bath. The property holds an EPC rating of D and is in Council Tax Band D.

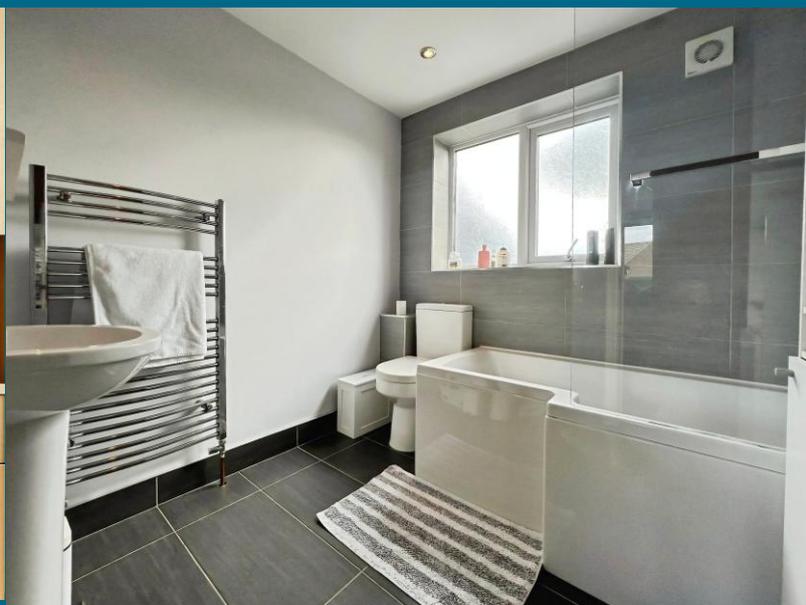
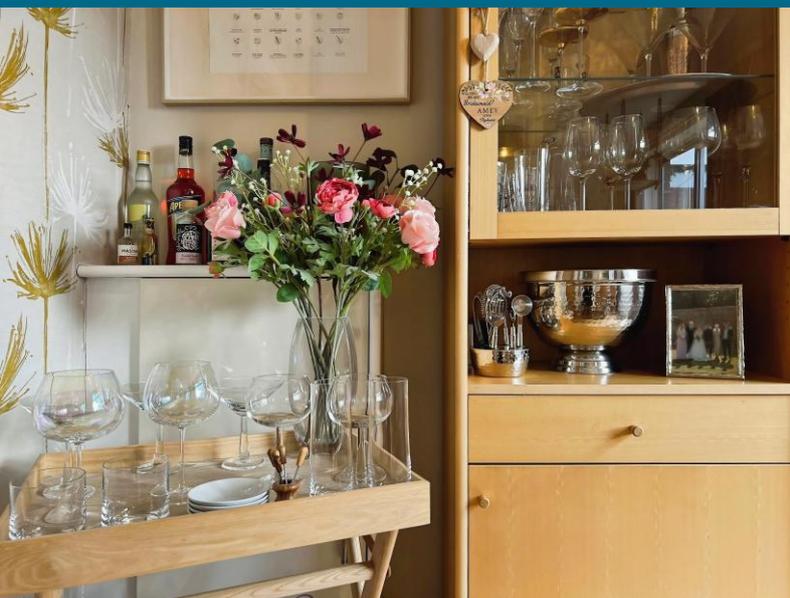
Outside, the rear garden is private, with direct access to a river walk nearby. The cul-de-sac setting provides a more tucked-away position while remaining close to local amenities.

Ponteland offers a range of shops, cafés and services in the village centre, as well as nearby schools. There are bus links towards Newcastle upon Tyne, with journey times into the city typically around 30–40 minutes depending on route and traffic. Newcastle city centre provides onward rail connections nationwide from Newcastle station, and Newcastle International Airport is within driving distance for regional and international travel. Nearby parks and riverside walks add further appeal for families.

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Living Room: 13'06" x 11'10" (into alcove) - 4.12m x 3.61m

Dining Room: 9'06" x 18'10" - 2.90m x 5.74m

Kitchen: 16'05" x 8'10" (max) - 5.00m x 2.69m

Bedroom One: 12'04" x 8'11" (+wardrobes) - 3.76m x 2.72m

Bedroom Two: 9'06" x 11'00" - 2.90m x 3.35m

Bedroom Three: 14'03" x 7'02" - 4.34m x 2.18m

En-suite: 7'00" x 7'04" - 2.13m x 2.24m

Bedroom Four: 8'07" x 7'08" - 2.62m x 2.33m

Bathroom: 7'06" x 6'09" - 2.29m x 2.06m

#### 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: D

P00007356.SD.SD.02/03/2026.V.1



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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

## FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

**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 interests 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.

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