



Ashbrooke Drive | Ponteland | NE20

£270,000

This three-bedroom semi-detached house is for sale in Ponteland, Newcastle upon Tyne, offering neutrally decorated accommodation with an open-plan layout and generous outdoor space on a large plot.

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SEMI DETACHED

NO UPPER CHAIN

OPEN PLAN LIVING

KITCHEN & UTILITY

THREE DOUBLE BEDROOMS

FAMILY SHOWER ROOM & W.C

GENEROUS PLOT

OFF STREET PARKING

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The ground floor features an open-plan living and dining area with large windows allowing good natural light and direct access to the garden, creating a practical space for everyday living and entertaining. The kitchen benefits from natural light and is supported by a separate utility room, providing additional storage and appliance space. A ground floor W.C adds further convenience.

Upstairs, the property offers a master bedroom and two double bedrooms, one of which includes built-in wardrobes. A family shower room serves the first floor.

Outside, the property includes driveway parking and sits on a large plot, offering development potential subject to the necessary consents.

The house is well located for Ponteland's range of local amenities, including shops, cafés and restaurants in and around the village centre. Nearby schools include Ponteland Primary School and Ponteland High School, making the area popular for families.

For public transport, Ponteland is served by regular bus routes towards Newcastle city centre and surrounding areas. Newcastle International Airport is a short drive away, providing wider national and international connections. Road links via the A696 give convenient access to Newcastle and the wider Tyneside area, while local parks and green spaces, including Ponteland Park and walks along the River Pont, offer attractive outdoor recreation close by.

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ponteland@rmsestateagents.co.uk

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Living:
17'04" (into bay) x 11'02" (into alcove) - 5.28m x 3.40m

Dining:
9'10" (into bay) x 11'02" - 2.99m x 3.40m

Kitchen:
14'02" x 9'02" - 4.32m x 2.79m

Utility:
6'03" x 5'07" - 1.91m x 1.70m

W.C.

Bedroom One:
13'01" x 11'01" (max) - 3.99m x 3.38m

Bedroom Two:
10'01" x 11'01" - 3.07m x 3.38m

Bedroom Three:
10'09" (+wardrobe) x 10'00" - 3.28m x 3.05m

Bathroom:
5'05" x 6'07" - 1.65m x 2.00m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: CABLE
Mobile Signal Coverage Blackspot: NO
Parking: 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: C

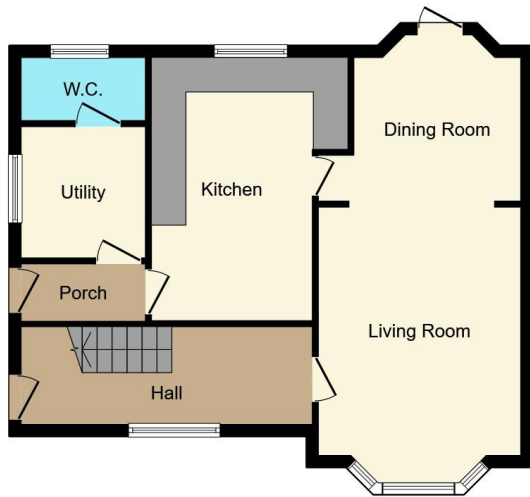
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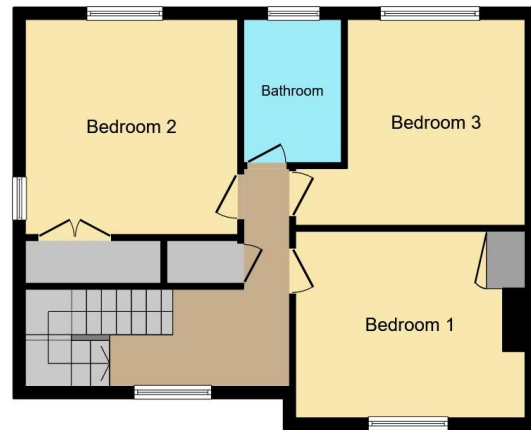
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Ground Floor



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

"DoubleClick Insert Picture"
EPC RATING

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