



Bergerac Road | Jameson Manor | NE20

£350,000 Offers Over

This three-bedroom semi-detached house is for sale in the Jameson Manor area of Ponteland and is presented in immaculate condition throughout. Offering practical and well-planned accommodation, it will appeal to buyers seeking an efficient modern home with an EPC rating of B and Council Tax band D.

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SEMI DETACHED

POPULAR LOCATION

SPACIOUS LIVING

MODERN DINING KITCHEN

THREE DOUBLE BEDROOMS

TWO BATHROOMS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The ground floor features tiled flooring throughout, enhancing durability and ease of maintenance. A modern dining kitchen forms the heart of the home, providing a sociable space for cooking and eating, while the separate reception room offers a comfortable area for everyday living or entertaining. The property further benefits from two bathrooms, supporting family living or visiting guests.

Jameson Manor is set within the wider Ponteland / Newcastle upon Tyne fringe, offering access to local amenities including shops, cafés and everyday services in nearby Ponteland and Darras Hall. Families can take advantage of a range of schools in the area, along with local parks and open green spaces for walking and recreation.

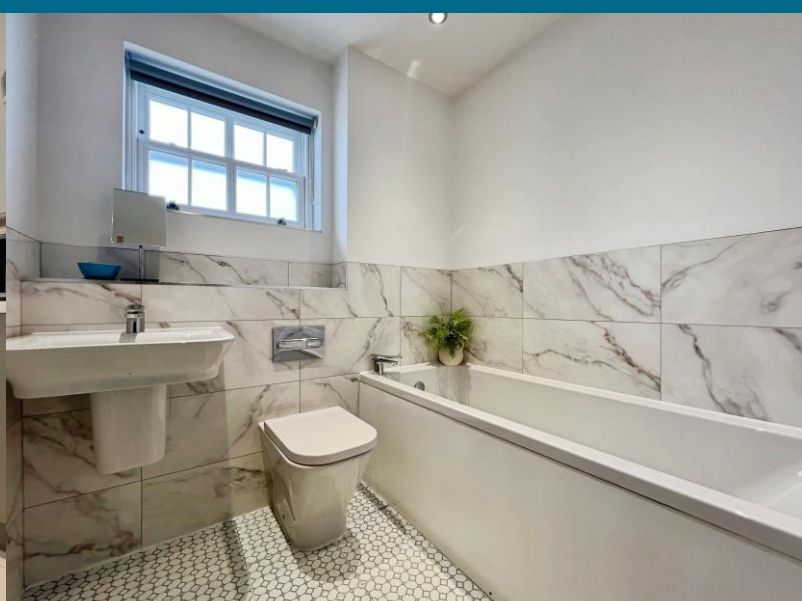
Public transport links are accessible via nearby stations on the Tyne and Wear Metro and mainline rail services from Newcastle Central Station, offering connections to Edinburgh, York and London, with typical journey times to London in around three hours from Newcastle. Road links from this part of Newcastle provide straightforward access to the A1 and A69, making commuting by car to the city centre, business parks and Newcastle International Airport convenient.

In summary, this three-bedroom semi-detached house for sale offers modern, low-maintenance accommodation in a well-connected suburban setting.

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Living Room:
10'06" x 15'02" - 3.20m x 4.62m

Kitchen:
13'09" x 14'11" - 4.19m x 4.55m

W.C.

Bedroom One:
16'02" (max) x 10'06" (max) - 4.93m x 3.20m

En-suite:
5'03" x 7'08" - 1.60m x 2.33m

Bedroom Two:
12'00 x 10'04" (max) - 3.66m x 3.15m

Bedroom Three:
13'01" x 8'03" - 3.99m x 2.52m

Bathroom:
6'02" x 6'04" - 1.88m x 1.93m

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

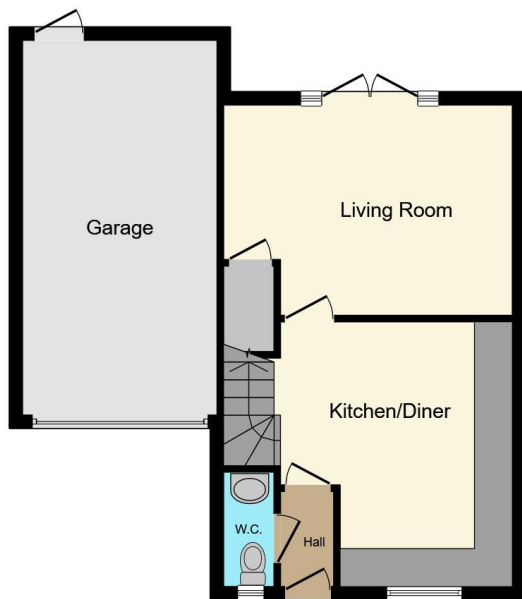
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: B

P00007691.SD.SD.1/8/26.V.1





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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		