


SIGNATURE

NORTH EAST

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 Ponthaugh, Rowlands Gill NE39 1AB

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Asking Price
£270,000

Signature North East welcomes to the market this charming semi-detached house located in the picturesque village of Ponthaugh, Rowlands Gill. Situated in a tranquil neighbourhood, this home offers a peaceful retreat from city life. Conveniently located in Rowlands Gill, residents enjoy easy access to local amenities, schools, and green spaces. Whether settling down or seeking a peaceful escape, this house blends comfort with convenience.

Step into the ample hallway that invites you into an open space concept designed to steal your heart. The kitchen/dining/family room is the hub of the home. The kitchen features plenty of wall and base units, ideal for storage and meal prep, and is equipped with a dishwasher, double oven, microwave, and fridge freezer. The peninsula offers additional counter space and a seated meal area, perfect for casual dining. Adjacent, the dining area provides a formal setting, seamlessly connected to the family room, ideal for hosting guests or keeping an eye on children. The living room, with its bay window and fireplace, offers a comfortable retreat at day's end. A utility room off the kitchen provides access to the downstairs WC and the conservatory off the family room offers garden views and an additional space for enjoying the outdoors in any weather.

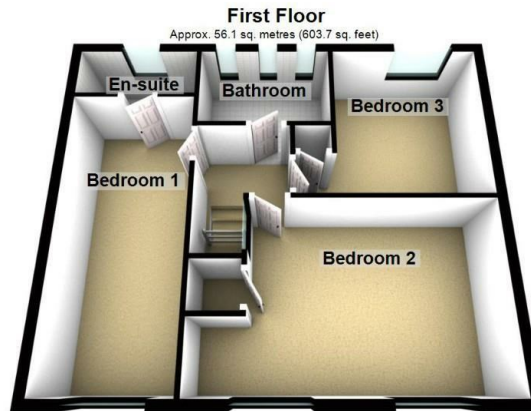
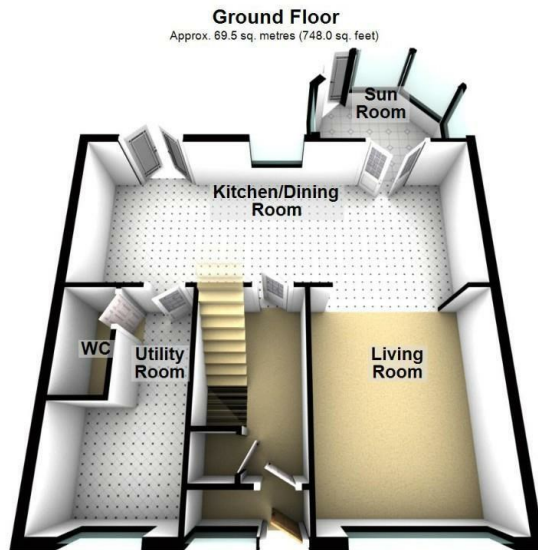
Upstairs, discover three well-appointed double bedrooms. The master bedroom features an en-suite with a walk-in shower. A family bathroom serves the remaining bedrooms, complete with a bathtub and shower.

Outside, the back garden is a modern, multi-level outdoor dream and is low maintenance, featuring both green areas and a patio. A resin drive provides parking for three cars, completing this inviting home.

Don't miss out on the opportunity to make this lovely property your new home in the heart of Ponthaugh. Contact us today to arrange a viewing and experience the beauty of this semi-detached house for yourself.



PROPERTY FLOORPLAN



Total area: approx. 125.6 sq. metres (1351.7 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'1" x 11'4"

Kitchen / Dining Room
26'10" x 10'7"

Utility Room
14'1" x 8'2"

WC
6'8" x 3'2"

Bedroom One
18'9" x 7'10"


En Suite
7'10" x 3'3"

Bedroom Two
18'7" x 11'6"

Bedroom Three
15'2" x 10'6"

Bathroom
8'7" x 5'5"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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