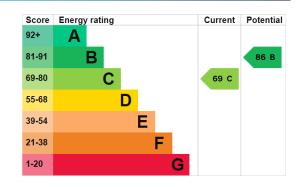


Station Cottages

Ponteland

- Mid Terraced House
- Recently re-furbished
- Utility room
- 2 bedrooms

Asking Price: £240,000





ROOK MATTHEWS SAYER

Station Cottages

Ponteland

Entrance Hall

The front door opens to a carpeted entrance hall with stairs to the first floor, a double-glazed window to the front and door to the lounge.

Lounge 13' max into alcove x 11'7 (3.96m x 3.53m)

A comfortable lounge with double glazed window to the front, carpeted flooring and radiator.

Dining Kitchen 10'7 x 16'5 (3.22m x 5.00m)

A stylish modern kitchen with quartz work tops with sink inset, range cooker inset, cooker hood above, integrated fridge freezer, integrated dishwasher, boiler, storage cupboard, double glazed window to the rear, wood effect flooring and radiator.

Utility Room 6'6 x 6'2 (1.98m x 1.87m)

This room has a double-glazed door to the rear yard/parking, fitted wall and base units with contrasting work surfaces and sink unit inset, space for a washing machine, double glazed window to the rear, wood effect flooring and radiator.

First Floor Landing

A carpeted landing with loft acces.

Bedroom One 23' max into recess x 10'10 (7.01m x 3.30m)

A lovely room with double glazed window to the front, carpeted flooring, radiator and storage cupboard.

Bathroom 7'9 x 6'11 max into recess (2.36m x 2.10m)

A beautiful bathroom with bath tub and shower over, wash hand basin inset to feature storage, WC, heated towel rail, tiled walls and flooring and a double-glazed window to the rear.

Bedroom Two 8'10 x 11'5 (2.69m x 3.47m)

This impressive room has a double-glazed window to the rear, carpeted flooring and radiator.

Externally there is an enclosed gravelled garden to the front and an open yard to the rear that can be used for off street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: on street

MINING

The property is not known to be on a coalfield and notknown to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS – Neighbours have rights of way over rear yard **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: A EPC RATING: C

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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, turves, fittings or services and it is the buyer 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

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.

16 Branches across the North-East

