



## Merton Road Ponteland

- First Floor Flat
- Allocated Parking Space
- 2 Bedrooms
- Entrance Front and Rear
- EPC – E / Council Tax - A

**Asking Price: £120,000**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 E	
21-38	F		
1-20	G		



ROOK  
MATTHEWS  
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01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk  
ponteland@rmsestateagents.co.uk

# Merton Road

Ponteland

**External** stairs from yard to front door

**Kitchen 9'09 x 14'03 into recess (2.74m x 4.26m)**

Fitted kitchen with floor and wall units. Includes oven and gas hob with extractor fan above, space for a washing machine and fridge freezer, sink, radiator, partly tiled walls, tiled flooring, and a double-glazed window.

**Hallway**

Carpeted hallway with radiator and stairs to front door entrance.

**Lounge 16'02 x 9'11 (4.87m x 3.02m)**

Including an electric fire, radiator, wood flooring, and a double-glazed bay window to the front.

**Bathroom 5'07 x 7'04 (1.52m x 2.13m)**

Fully fitted bathroom with tiled walls and linoleum floor. Low level WC, sink with cabinet above, bath with shower over, towel rail and skylight.

**Bedroom One 14'07 into recess x 9'05 (4.26m x 2.74m)**

Bedroom with wooden flooring, radiator and double-glazed window.

**Bedroom Two 8'08 into recess x 10'10 into recess (2.43m x 3.30m)**

Carpeted bedroom with radiator and double-glazed window.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

**MINING**

The property is not known to be on a coalfield and not known 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.

**Tenure**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 23<sup>rd</sup> September 1991 – Peppercorn Lease

**COUNCIL TAX BAND: A**

**EPC RATING: E**

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**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 relation to this property.

**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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