



Cheviot View

Ponteland

This sizeable property is in need of renovation and offers buyers a fantastic opportunity to personalise their home. The house is available with no onward chain and benefits from excellent amenities locally including sought after schools for all ages, shops, transport links, leisure facilities and a range of cafe's, pubs and restaurants. The accommodation comprises of an entrance porch, inner hallway, lounge, dining room, breakfast room, kitchen with access to the garage, inner hall with boiler and a ground floor WC. Stairs lead to the first floor landing, four well-proportioned bedrooms, family bathroom and a separate WC. Externally there is a front garden with driveway for off street parking and a wonderful rear garden laid to lawn with planted borders, greenhouse and vegetable plot to the rear.

Guide Price **£410,000**

ROOK
MATTHEWS
SAYER

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

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



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Entrance Porch

A single glazed door opens to the porch with tiled flooring, single glazed window to the front and double glazed window to the side.

Inner Hallway

A carpeted hallway with radiator and stairs to the first floor landing.

Living Room 14'11 max into bay x 12'5 max into recess (4.55m x 3.78m)

A light and airy room with double glazed bay window to the front, feature fireplace, coving and ceiling rose, parquet flooring and radiator.



Dining Room 16'3 max into box bay x 12 (4.95m x 3.66m)

This room has a double glazed box bay window to the rear with a door to the patio, carpeted flooring, radiator, feature fireplace, wall lights, coving and a ceiling rose.

Breakfast Room 10'3 x 6'11 (3.12m x 2.11m)

With double glazed window to the rear, carpeted flooring and storage cupboard.

Kitchen 10'10 x 10'2 (3.3m x 3.10m)

A fitted kitchen with ceramic sink and drainer unit fitted to contrasting worktops, space for a washing machine, range cooker, cooker hood and double glazed window and door to the rear garden.



Rear Hall

With central heating boiler and leading to:

Ground Floor WC

With WC, wash hand basin and double glazed window to the side.

First Floor Landing

A carpeted landing with loft access.

Bedroom One 14'8 x 11'5 (4.47m x 3.48m)

This bedroom has double glazed windows to the front and side, carpeted flooring and a radiator.

Bedroom Two 14' x 11'6 max into recess (4.27m x 3.51m)

This bedroom has fitted wardrobes and cupboards, carpeted flooring, radiator and a vanity unit with sink.

Bedroom Three 14'11 max into bay x 12'5 max into recess (4.55m x 3.78m)

This room has a double glazed bay window to the front, carpeted flooring and radiator.



Bedroom Four 6'6 x 6'8 (1.98m x 2.03m)

This room has carpeted flooring, shelving and a double glazed window to the front.

Bathroom

With bath tub, shower over, wash hand basin, part tiled walls, vinyl flooring, storage cupboard, double glazed window to the rear, vinyl flooring and heated towel rail.

WC

With WC, vinyl flooring and double glazed window to the side.

Garden

A sizeable garden laid to lawn with planted borders, vegetable patch, greenhouse and patio area, outside store and side garden. To the front there is a garden laid to lawn with planted borders and a driveway leading to the garage.

Garage 11'7 max into recess x 20'7 (3.53m x 6.27m)

The garage has an up and over door to the front, window to the side, light, power and a storage cupboard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS

Broadband: FIBRE CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

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: E

EPC RATING: TBC

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EPC TO GO HERE



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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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