



Old Station Court

Darras Hall

This beautifully presented link detached bungalow is available for sale to those aged 55 or over and benefits from no onward chain. The front door opens to a hallway with access to the ground floor WC and a comfortable lounge dining room. There is a conservatory with fabulous views of the garden, a modern fitted kitchen with door leading to the driveway, stylish shower room and two generous double bedrooms with fitted wardrobes. Externally there is a block paved driveway, an attached garage and a fabulous garden laid to lawn with well stocked borders and paved areas to enjoy the pretty surroundings. Old Station Court benefits from an excellent location close to shops, amenities, restaurants, transport links and leisure facilities.

Asking Price: £375,000

ROOK
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SAYER

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Old Station Court

Darras Hall

Entrance Hall 13'2 x 5'11 (4.01m x 1.80m)

A double-glazed door opens to the entrance hall with luxury flooring and radiator.

WC 3'1 X 5'11 (0.93m x 1.80m)

A modern room with WC, wash hand basin, tiled walls and part tiled walls, radiator and double-glazed window to the side.



Living Room 14'11 max to recess x 21'3 max (4.54m x 6.47m)

A light and airy room with double glazed windows to the front, carpeted flooring, feature fireplace with gas fire and radiators.

Conservatory 10'4 x 7'2 (3.14m x 2.18m)

This room has beautiful views of the garden and benefits from luxury flooring, a wall light and double-glazed door to the patio.



Kitchen 7'9 x 9'7 (2.36m x 2.92m)

A fitted kitchen with contrasting worktops, sink unit inset, integrated fridge freezer, slimline dishwasher, space for a washing machine, electric oven and microwave, gas hob with cooker hood, double glazed window and door to the side, luxury flooring and central heating boiler.



Inner Hallway

A carpeted hallway with radiator and storage cupboard.

Shower Room 6'4 x 7 (1.93m x 2.13m)

An elegant room with walk in double shower, fully tiled walls and flooring, heated towel rail, WC, wash hand basin, storage units and extractor fan.

Bedroom One 13'9 plus wardrobes x 9'9 plus recess (4.19m x 2.97m)

A wonderful room with fitted wardrobes and dressing table, carpeted flooring, double glazed window to the rear and radiator.

Bedroom Two 10'9 x 10'1 plus wardrobes (3.27m x 3.07m)

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

Garage 8'10 x 16'10 (2.69m x 5.13m)

Electric door to the front, wash basin and double-glazed door to the garden.

Garden

A landscaped garden laid to lawn with planted borders, patio area and driveway to the front leading to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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

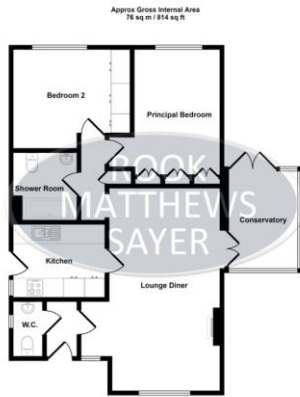
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

P00007191.EC.SCJ.10092024.V.3





Old Station Court, Darras Hall

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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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