



Simonside View

Ponteland

This beautifully presented detached bungalow benefits from no onward chain and a substantial plot and a wonderful garden. The front door opens to a sizeable entrance lobby, an inner hallway, stunning modern dining kitchen and a light and airy lounge with an opening to the dining room. There is a useful study with a door to the attached garage, an inner hallway leading to the family bathroom and three double bedrooms, one of which has double glazed French doors to the garden and an en-suite shower room. Externally there is a block paved driveway leading to the garage, a well-maintained front garden and fabulous rear garden with a generous lawn and paved areas to enjoy the surroundings. Ponteland is a sought-after location with excellent amenities, transport links, shops, leisure facilities, pubs, restaurants and cafes.

Asking Price: £450,000

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SAYER

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Entrance Lobby

The double-glazed entrance door opens to a carpeted entrance lobby.

Hallway: A carpeted hallway with cloaks cupboard and radiator.

Dining Kitchen 19'3" (5.86m) x 7'5" (2.26m)

A modern fitted kitchen with contrasting work surfaces and sink unit inset, electric oven, gas hob with extractor over, integral fridge, space for washing machine, dining area, radiator, spotlights, part tiled walls and a double-glazed window and door to the side.

Lounge 19'1" (5.81m) x 12'7" (3.83m)

With double glazed bay window to the front, carpeted flooring, radiator, door to the study and opening to the dining room.

Dining Room 12'9" (3.88m) x 8" (2.43m)

With double glazed window to the front, carpeted flooring and radiator.

Study 8'8" (2.64m) x 6" (1.82m)

A useful room with wood effect flooring, double glazed window to the rear, radiator and door to the garage.

Hall: A carpeted hallway with radiator.

Bedroom One 13'3" (4.03m) x 10'8" (3.25m)

A light and airy bedroom with carpeted flooring and radiator.

Bedroom Two 11'2" (3.40m) x 10'6" (3.20m)

This lovely room has double glazed French doors to the rear garden, carpeted flooring, fitted wardrobes and drawers and a door to the en-suite shower room.

En-Suite Shower Room

A beautifully presented room with shower enclosure, WC, bidet, wash hand basin, tiled walls and floor, heating radiator, spotlights and double-glazed window to the side.



Bedroom Three 14'' (4.26m) x 8'4'' (2.54m)

A generous room with double glazed window to the side, carpeted flooring and central heating radiator

Bathroom

White suite comprising; panelled bath with shower, WC, wash hand basin, heated towel rail, tiled walls and floor, cupboard housing the central heating boiler and a double-glazed window to the side.

Garage 24'1'' (7.34m) x 9'8'' (2.94m) narrowing to 6'4'' (1.93m)

With roller garage door to the front and a double-glazed window to the side and double-glazed door and window to the rear.

Garden: There is a substantial block paved driveway to the front and a pretty garden laid to lawn with planted borders. To the rear is a sizeable mature garden with patio areas, fence boundaries and planted borders.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage with 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: D

EPC RATING: C

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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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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