



Cheviot View

Ponteland

This traditional bungalow is well presented and benefits from a sizable plot, detached garage, no onward chain and a sunny aspect. The front door opens to a welcoming lobby and inner hallway with access to a comfortable living room. There is a dining room with a staircase to the first-floor study, an archway to the beautiful breakfasting kitchen, a convenient utility room and ground floor WC. Completing the layout is a modern bathroom with bath tub and separate shower enclosure and two well-proportioned double bedrooms. Externally there is a driveway providing parking for several vehicles, a detached garage and mature gardens stocked with an array of flowering plants, shrubs, fruit trees and soft fruits. The bungalow is located close to a useful bus stop and the Airport Metro station is nearby. Ponteland has excellent shops, restaurants, cafe's, leisure facilities, schools, pubs and amenities making Cheviot View an extremely popular location.

Asking Price: £425,000

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SAYER

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Entrance Lobby 5'10 x 3'10 (1.77m x 1.16m)

The double-glazed front door opens to a welcoming lobby with two double glazed windows to the front and carpeted flooring.

Inner Hallway 5'11 plus recess x 11'11 (1.80m x 3.63m)

A carpeted hallway with radiator.

Living Room 14'8 x 12'4 plus bay (4.47m x 3.75m)

This light and airy room has a feature fireplace with stove, double glazed bay window to the front, wood flooring and a radiator.

Bathroom 8'2 x 8'9 (2.48m x 2.66m)

A stylish modern bathroom with bath tub, separate shower enclosure, wash hand basin inset to feature storage, WC, heated towel rail, part tiled walls, double glazed window to the rear, radiator and extractor fan.

Bedroom One 12' plus bay x 13'11 (3.65m x 4.24m)

A comfortable room with feature fireplace, double glazed bay window to the front, carpeted flooring, radiator and fitted wardrobes and dressing table.

Bedroom Two 13'1 max into alcoves x 11'10 (3.98m x 3.60m)

There is a double-glazed window to the rear overlooking the garden, feature fireplace, carpeted flooring and a radiator.

Dining Room max into recess 14'8 plus bay (x 4.47m)

A wonderful room with feature fireplace, double glazed bay window to the side, wood flooring, radiator and spotlights.

Kitchen Breakfast Room 11'3 x 14 (3.42m x 4.26m)

A fabulous bespoke fitted kitchen with wooden work tops, part tiled walls, sink unit inset with granite drainers, range cooker with extractor hood, integrated dishwasher, integrated fridge freezer, heated towel rail, tiled flooring and a door to the utility room.

Utility Room 6' x 4'4 (1.82m x 1.32m)

With double glazed window to the rear, double glazed door to the side, wooden work surface, part tiled walls and spaces for a washing machine and dryer.



WC 4'4 x 4'2 (1.32m x 1.27m)

There is a low-level WC, wash hand basin, tiled flooring, double glazed window to the side, extractor fan and radiator.

Loft Room 12'4 x 11'3 max into recess, sloping ceiling (3.75m x 3.42m)

Stairs lead to a first floor office / room with a Velux window, carpeted flooring, radiator and eaves storage.

Garden

There is a generous driveway leading to a detached garage and a south facing garden with conference pear tree, two Victoria plum trees, pear jeanne-d'arc, pear charneaux, discovery apple, james grieve apple, blackcurrants, redcurrants, rhubarb, gooseberry and blueberries.

Garage 9'10 x 24 (2.99m x 7.31m)

With up and over door to the front, double glazed window to the rear, double glazed door to the side, light and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central / Wood burner – open fire

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is 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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes – planning permission granted for a conservatory to be added to the rear

Outstanding building works at the property: No

TENURE

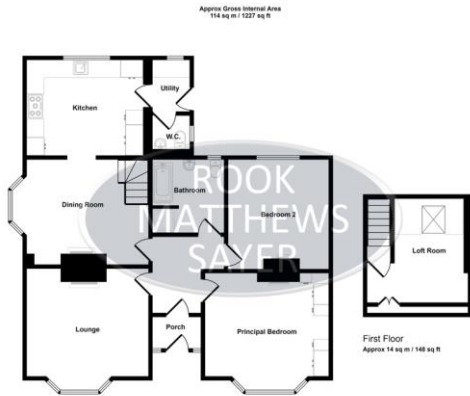
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

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Cheviot View, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, 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		
69-80	C		79 C
55-68	D	64 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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