



Darras Road

Darras Hall

Presenting for sale this neutrally decorated, semi-detached house, ideal for first-time buyers and families alike. This property is located in a highly sought-after area, on Darras Road, Ponteland, in close proximity to local amenities, schools, parks, and is endowed with a large plot and a south-facing garden.

OFFERS OVER £425,000

ROOK
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SAYER

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Darras Road Ponteland

PROPERTY DESCRIPTION

This house holds two spacious, double bedrooms. The master bedroom features built-in wardrobes and offers a stunning view of the garden. The second double bedroom is equally generous in size and offers plenty of room for your comfort.

Downstairs, you will find a well-lit kitchen with natural light flooding in, providing a cheerful and inviting ambiance. The kitchen also offers direct access to the garden, perfect for summer BBQs or a peaceful morning coffee.

The property boasts two reception rooms. The first has a bay window to the front, built-in storage, and currently serves as a dining room. The second reception room is a cozy space with a fireplace, a large bay window, and a log burner. This room also offers splendid garden views, providing a tranquil space to relax.

Completing the accommodation is a ground floor bathroom, facilitating easy access for all residents.

Outside, there is a detached garage, offering additional storage or workspace.

The house is rated E for Energy Performance Certificate and falls under the E council tax band.

Enjoy a peaceful and comfortable lifestyle in this semi-detached house, with its unique features and ideal location. This property is a great opportunity to create your dream home or a valuable investment with previous planning permission granted.



Living Room: 17'00" (into bay) x 12'00" (into alcove) -
5.18m x 3.66m

Dining Room: 14'07" (into bay) x 12'00" (into alcove) -
4.45m x 3.66m

Kitchen: 11'05" (max) x 10'10" (max) - 3.48m x 3.30m

Bedroom One: 17'02" (into bay) x 10'02" (+wardrobes) -
5.23m x 3.10m

Bedroom Two: 12'02" x 12'04" - 3.71m x 3.76m

Storage Room: 5'11" x 5'11" - 1.80m x 1.80m

Bathroom: 10'06" x 4'07" - 3.20m x 1.39m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

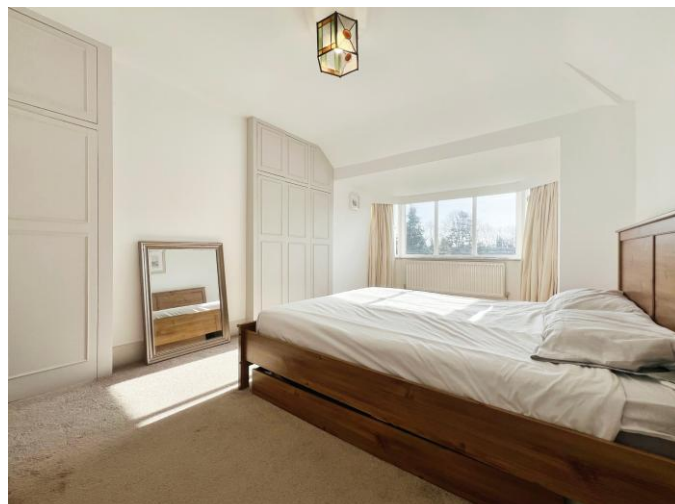
TENURE

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: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 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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