



Elm Road Ponteland

For sale is a splendid semi-detached bungalow, in an immaculate condition that is ready to be your new home. This property is located in a sought-after location within a quiet cul-de-sac in Ponteland, benefitting from excellent public transport links, local amenities, and nearby green spaces.

Asking Price **£360,000**

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PROPERTY DESCRIPTION

The bungalow boasts a well-proportioned layout with one reception room, one kitchen, two bedrooms, and one bathroom. Each room has been carefully designed to maximise comfort and functionality.

The reception room is a welcoming space with a large bay window that floods the room with natural light and provides a delightful view of the private west-facing garden. A charming fireplace adds to the cosy atmosphere of the room.

The kitchen is a chef's delight, filled with natural light and ample storage. It also includes a dining area, perfect for family meals or entertaining guests.

Moving on to the bedrooms, the master bedroom and the second bedroom are both generously sized and feature built-in wardrobes. They offer the perfect sanctuary for rest and relaxation.

The bathroom is noteworthy, equipped with a large walk-in shower unit with a rain shower and a heated towel rail.

This property comes with unique features that set it apart. There is parking available in the garage or driveway and the bungalow also enjoys a private, west-facing garden, ideal for outdoor activities or simply enjoying a cup of tea in the sun.

This property falls under Council Tax Band D and has an EPC rating of D. This bungalow offers a wonderful opportunity to acquire a lovely home in a fantastic location.

Living Room: 16'08" (into bay) x 13'00" (into alcove) - 5.08m x 3.96m

Kitchen: 11'01" (max) x 12'10" (max) - 3.38m x 3.91m

Bedroom One: 11'00" x 12'01" - 3.35m x 3.68m

Bedroom Two: 11'01" x 12'09" - 3.38m x 3.89m

Bathroom: 5'10" x 9'09" - 1.79m x 2.97m

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: D

EPC RATING: D

P00007035.SD.SD.17/3/25.V.1





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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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