



Eland Edge Ponteland

Presenting this immaculate semi-detached house, now available for sale. Situated in a sought-after location within a short stroll into Ponteland Village with great public transport links and local amenities, this property is also within walking distance of the local golf club.

OFFERS OVER £280,000

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The house stands proud in a quiet cul-de-sac and boasts a west-facing garden, perfect for enjoying the afternoon sun. There's no need to worry about parking as it also features a private driveway.

Inside, the property offers two reception rooms, perfect for entertaining or simply relaxing. The first reception room is a light and airy living room with large windows and open views, while the second is a spacious conservatory with access to the West facing garden and a delightful garden view.



The kitchen is a bright space that benefits from plenty of natural light. It comes with a full range of fitted units and provides access to the conservatory, offering a great flow of space throughout the ground floor.



There are two bedrooms in the property. The master bedroom offers built-in wardrobes and open views to the rear, providing a calm and peaceful retreat. The second bedroom is also a double with built-in wardrobes, offering plenty of storage.

The property features one bathroom, neatly arranged with a shower over the bath and heated towel rail.



This property sits in council tax band C. With its sought-after location and unique features, this two-bedroom semi-detached house could be your perfect next home. Externally this property boasts a private garden to the rear with lawn area, patio, access to the front of the property and large storage shed.

Living Room: 14'01" x 11'06" (max) - 4.29m x 3.51m

Kitchen: 8'10" x 11'05" - 2.69m x 3.48m

Conservatory: 11'06" x 10'09" - 3.51m x 3.28m

Access to part-boarded loft via pull down ladder

Bedroom One: 8'03" x 9'06" (+ wardrobes) - 2.52m x 2.90m

Bedroom Two: 7'00" x 9'06" (+ wardrobes) - 2.13m x 2.90m

Bathroom: 6'08" x 5'05" - 2.03m x 1.65m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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.

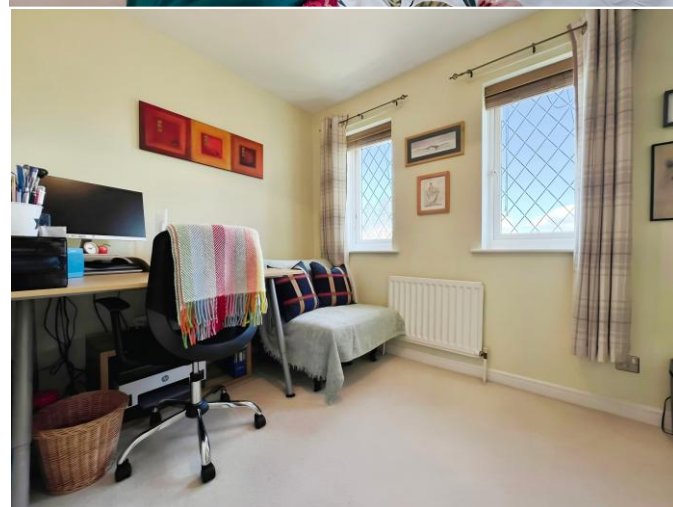
TENURE

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: C

EPC RATING: C

P00006124.SD.SD.28/3/25.V.3





Eland Edge, 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		89 B
69-80	C	69 C	
55-68	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.

16 Branches across the North-East

