



Elmwood Drive Ponteland

Available for sale is this semi-detached house, which offers a unique opportunity for investors or families looking for a project. Although the property requires renovation, its potential is undeniable. The house features three double bedrooms, providing ample space for a family or for renting out rooms.

Offers Over **£275,000**

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PROPERTY DESCRIPTION

The house is equipped with a modern bathroom, adding a touch of elegance to the property. The kitchen is a standout feature of this home, boasting dining space, a separate utility room, and WC. Moreover, it offers a delightful garden view that can make cooking a joy.



Furthermore, the property is complete with two reception rooms. The first room is an attractive setting with large windows allowing plenty of natural light to fill the space, and an archway leading to the dining area, creating a smooth flow between the rooms.

A notable characteristic of this house is its exterior. The large paved garden offers a wonderful outdoor space, ideal for children to play or for hosting summer gatherings. Additionally, the generous storage sheds can easily accommodate gardening tools or extra belongings.



Located in an area with excellent public transport links, nearby schools, and local amenities, this property is ideally situated. The council tax falls under band C, presenting you with an affordable yet promising investment opportunity.



In summary, this semi-detached house presents an excellent opportunity for those wishing to inject their own style into their next property venture.

Living Room: 11'11" x 13'00" (into alcove) - 3.63m x 3.96m

Dining Room: 9'11" (into bay) x 13'00" - 3.02 x 3.96m

Kitchen: 12'10" x 7'07" - 3.91m x 2.31m

Utility Room.

W.C.

Bedroom One: 10'07" x 13'02" (max) - 3.22m x 4.01m

Bedroom Two: 9'02" x 13'01" (max) - 2.79m x 3.99m

Bedroom Three: 9'08" (+ wardrobes) x 10'09" - 2.95m x 3.28m

Bathroom: 5'05" x 6'04" - 1.65m x 1.93m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAIND GAS

Broadband: NONE YET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND ON STREET

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

P00007363.SD.SD.14/4/25.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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