



## 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.

Offers Offer **£340,000**

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)





# Elm Road Ponteland

## 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







### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		