



Whinfell Road

| Darras Hall | NE20

£575,000

RMS | Rook
Matthews
Sayer



4



2



2

DETACHED FAMILY HOME

NO UPPER CHAIN

24FT LIVING ROOM

TWO RECEPTION ROOMS

FOUR BEDROOMS

TWO BATHROOMS

APPROX 1/4 ACRE

DOUBLE GARAGE &

For any more information regarding the property please contact us today

This detached house is for sale in a sought-after neighbourhood on Whinfell Road, Ponteland, Newcastle upon Tyne. The property is presented in good condition, offering four bedrooms—three doubles on the first floor, including a master bedroom with built-in wardrobes, and a ground floor bedroom that can also serve as a home office. There are two reception rooms, including a spacious 24ft living room with large windows overlooking the garden, and a formal dining room. The kitchen benefits from ample natural light, features dining space, and offers access into both the garage and dining room.

The house is equipped with two bathrooms: an upstairs bathroom complete with a heated towel rail and a shower over the bath, and a ground floor shower room. Additional features include a double garage and the property is offered with no upper chain. Council tax band F applies.

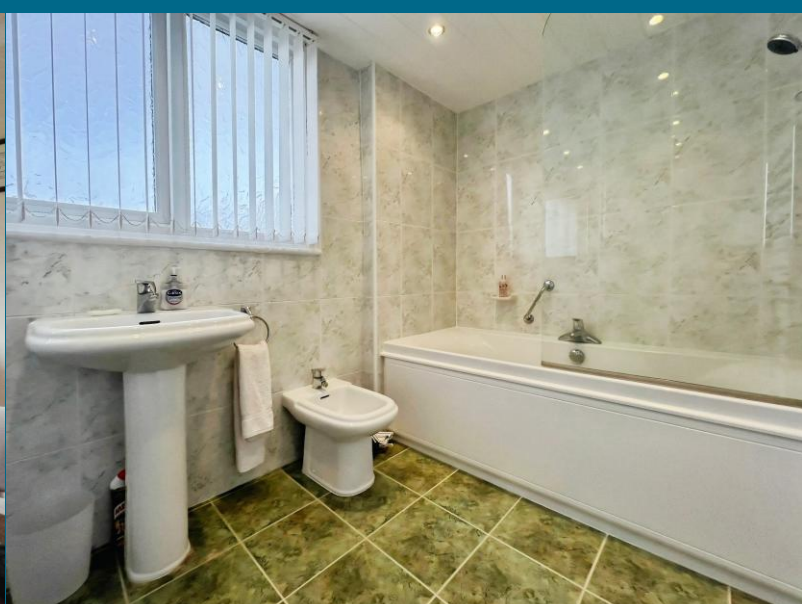
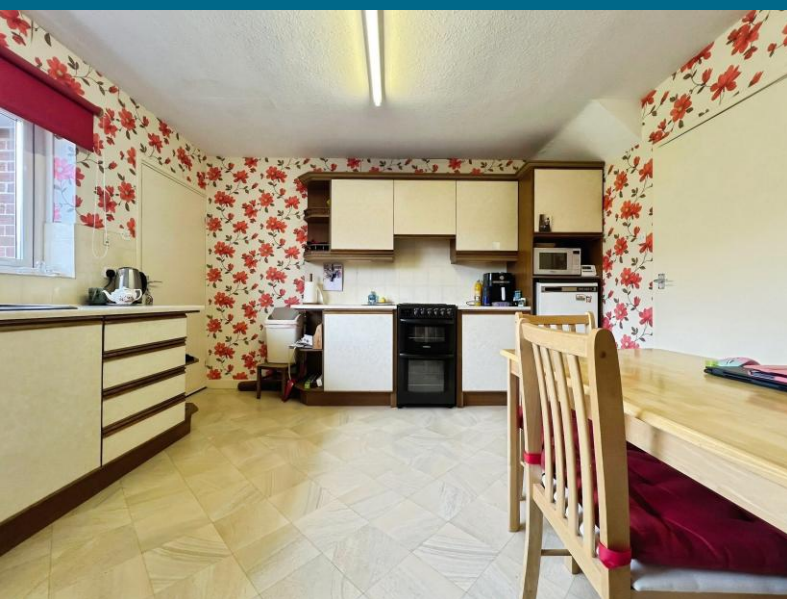
Whinfell Road is well-placed for local amenities in Ponteland, such as a range of shops, cafés, and supermarkets along Main Street. Several respected schools, including Ponteland High School and Richard Coates Primary, are nearby, making this an appropriate choice for families.

For transport, the property is within comfortable reach of Newcastle International Airport Metro Station, around a 10-minute drive away, providing direct links to Newcastle city centre with journey times approximately 25 minutes. Road connections via the A696 offer access to Newcastle and surrounding regions. Local green spaces such as Ponteland Park are within walking distance, ideal for leisure and outdoor activities.

T: 01661 860 228

ponteland@rmsestateagents.co.uk

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GROUND FLOOR -

Living Room: 14'00" x 24'00" - 4.27m x 7.32m

Dining Room: 14'04" x 11'04;; - 4.37m x 3.45m

Kitchen: 12'11" x 12'05" - 3.94m x 3.78m

Bedroom/ Home Office: 10'07" x 12'02" - 3.22m x 3.71m

Shower Room: 8'07" x 7'06" (max) - 2.62m x 2.29m

FIRST FLOOR -

Bedroom: 14'02" x 13'02" - 4.32m x 4.01m

Bedroom: 11'11" x 13'05" - 3.63m x 4.09m

Bedroom: 11'07" x 8'10" - 3.53m x 2.69m

Bathroom: 10'05" (max) x 6'02" - 3.18m x 1.88m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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: F

EPC RATING: TBC

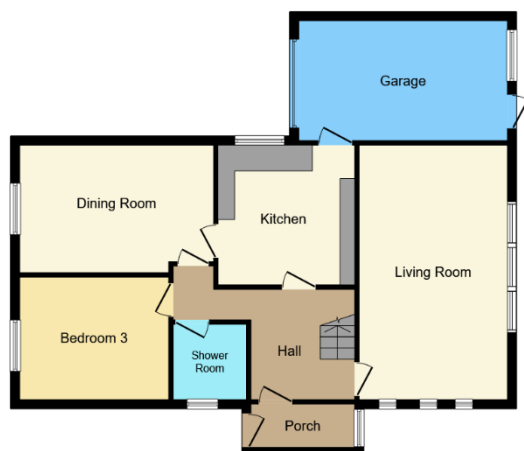
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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



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