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31 Pont View

Ponteland



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £229,950



31 Pont View, Ponteland, Newcastle upon Tyne NE20

SITUATION AND DESCRIPTION

A fabulous opportunity to purchase this extended, four bedroom semi-detached property, situated on a quiet cul de sac within Ponteland village. The property, in need of some modernisation, has been exceptionally well maintained by the same occupiers since 1979 and benefits from double glazing and gas central heating.

The accommodation briefly comprises: entrance porch, hallway, excellent sized living and dining room, breakfast room, kitchen, four bedrooms, bathroom/wc, en-suite shower room/wc, private garden to rear, front driveway, single garage, no upward chain

To the front of the property is a driveway leading to the integral single garage, and to the rear is a fully enclosed lawned garden, with views over the River Pont.

The property comprises:

ENTRANCE PORCH

With tiled flooring and frosted window and door leading to the hallway.

RECEPTION HALLWAY

With stairs leading to the first floor landing, radiator, telephone point and security alarm panel.

A door leads to the living room/dining room.

LIVING ROOM

21'11 x 11'10 (6.68m x 3.61m) narrowing to 9'10 (3m)

The principal reception room is open plan from front to rear with aluminium double glazed window to the front elevation, two radiators and gas fire with marble composite inset and hearth with decorative wood surround. There is a serving hatch to the breakfasting room and double glazed sliding patio doors leading to the garden.

DINING/BREAKFAST ROOM

9'5 x 8'8 (2.87m x 2.64m)

With aluminium window overlooking the rear garden, radiator and serving hatch to the living room/dining room.

A sliding door leads to the kitchen/breakfast room.

KITCHEN

16'3 x 8'10 (4.95m x 2.69m) narrowing to 6'10 (2.08m)

With full wood panelling to the walls and ceiling the kitchen has a range of base units with rolltop work surfaces incorporating a sink and drainer. There is space for a cooker, washing machine, dishwasher and fridge freezer and the central heating boiler is fitted to the wall. There are windows to the rear and side elevations and a glass panelled door leading to the back garden.

There is a breakfast area with radiator, double shelving cupboard and door leading to the integral garage.

INTEGRAL GARAGE

18' x 7'9 (5.49m x 2.36m)

With electric door, lighting and power.

Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

A split level landing with loft ladder access and telephone point.

A door leads to bedroom one.

BEDROOM ONE

12'1 x 11'1 (3.68m x 3.38m)

A master bedroom to the front of the property with aluminium double glazed window, radiator and telephone point. There is a double storage shelving cupboard.

BEDROOM TWO

11' x 9'6 (3.35m x 2.90m)

A second double bedroom with radiator and aluminium double glazed window overlooking the rear garden.

BATHROOM

7'6 x 6'8 (2.29m x 2.03m) maximum

The family bathroom suite comprises bath with shower attachment, close coupled wc and wash hand pedestal basin. There is full tiling to the walls, radiator, window to the rear elevation and electric wall heater.



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BEDROOM THREE

14' x 17'2 (4.27m x 5.23m)

An extension above the garage creates a double bedroom with aluminium window to the front elevation, radiator and door leading to an en-suite shower room.

EN-SUITE SHOWER ROOM

7'1 x 7'2 (2.16m x 2.18m) maximum

Fitted with shower cubicle, close coupled wc and wash basin housed in a vanity unit. There is tiling to the shower area and splash backs, radiator, aluminium window to the rear elevation and double fitted wardrobes providing hanging and shelving.

BEDROOM FOUR

7'7 x 7'3 (2.31m x 2.21m) minimum

A single bedroom with aluminium window to the front elevation, radiator and double fitted wardrobes above a stair box.

EXTERNALLY

To the front of the property is a lawned garden, driveway providing off-street parking and leads to the integral garage.

The rear garden is predominately laid to lawn with raised stone flagged patio area and fenced boundary with gate leading to a rear pathway overlooking the river Pont with access to the riverbank.

SERVICES

The property has mains electricity, gas, water and drainage

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



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