

# BRUNTON

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## RESIDENTIAL



**RYEHAUGH, PONTELAND, NEWCASTLE UPON TYNE, NE20**

**Offers Over £268,000**

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Delightful two-bedroom end-terrace house situated on Ryehaugh in Ponteland, Newcastle upon Tyne.

This well-presented home is arranged over two storeys and features a spacious front-aspect lounge, a well-equipped kitchen and dining area, and a bright and airy garden room. The first floor hosts two well-proportioned bedrooms, along with a well-appointed family bathroom. The property further benefits from off-street parking and an enclosed rear garden.

Ryehaugh enjoys a highly desirable position within Ponteland, offering easy access to a wide range of local shops, cafés, and amenities, as well as highly regarded schools. The area is well connected by road, with excellent links to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: The front door opens into a welcoming entrance hallway, leading through to a bright and well-presented lounge that enjoys pleasant views over the front garden. From the lounge, there is access to the kitchen, which opens into a garden room, creating a seamless open-plan flow. The garden room features French doors leading out to the South-facing garden. This area benefits from space for a dining table, making this area ideal for both relaxing and entertaining.

Stairs lead to the first-floor landing, which provides access to two good-sized bedrooms and a well-appointed family bathroom.

Externally, to the front the property has a driveway proving off-street parking, to the rear is a lovely low-maintenance enclosed garden.



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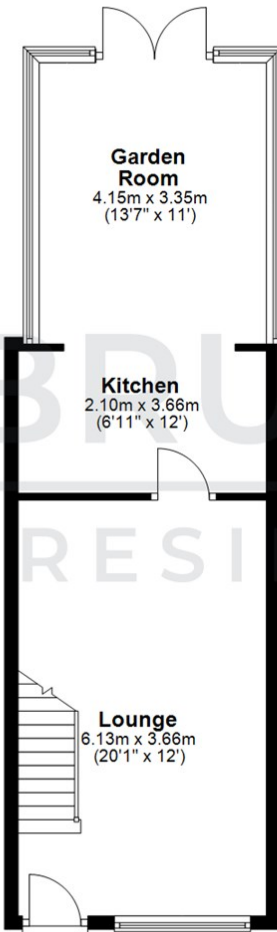
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

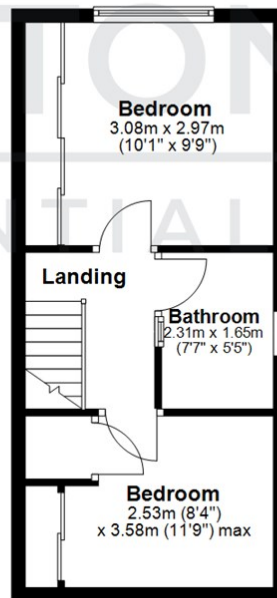
COUNCIL TAX BAND : C

EPC RATING :

**Ground Floor**  
Approx. 44.7 sq. metres (481.4 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.2 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	