

# BRUNTON

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## RESIDENTIAL



**PONTELAND, NEWCASTLE UPON TYNE, NE20**

**Offers Over £195,000**

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Well-presented two-bedroom terraced home, situated within the popular and sought-after village of Ponteland, Newcastle-upon-Tyne.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a spacious front-aspect lounge, and a modern kitchen/dining room fitted with integral appliances and ample storage. A useful utility room provides additional practicality and external access. To the first floor, there are two well-proportioned bedrooms, along with a contemporary family bathroom. Externally, the property benefits from an enclosed rear yard providing low-maintenance outdoor space.

This property is well positioned within Ponteland, a highly regarded village offering a wide range of local shops, cafés, restaurants, and leisure amenities. Well-regarded schools are close by, and the area benefits from excellent transport links, including road connections into Newcastle city centre and surrounding areas.

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The internal accommodation comprises an entrance hall with stairs leading to the first-floor landing. To the left is a spacious front-aspect lounge, which flows through into a superb modern kitchen and dining area. The kitchen is well equipped with integral appliances including an oven, hob, and extractor fan, and features sleek black cabinetry providing excellent storage and work surface space. A rear-facing window overlooks the yard, while a door from the dining area leads into a useful utility room, which in turn provides access to the rear. The kitchen also benefits from an under-stairs storage cupboard.

To the first floor, the landing gives access to two well-proportioned bedrooms, served by a modern and stylish family bathroom. The bathroom is fully tiled and comprises a WC, washbasin set within a vanity unit, and a bath with overhead shower.

Externally to the front, there is a pedestrian pathway leading to the entrance, bordered by a gravelled area and timber picket fencing. To the rear, the property benefits from an enclosed yard, offering low-maintenance outdoor space.



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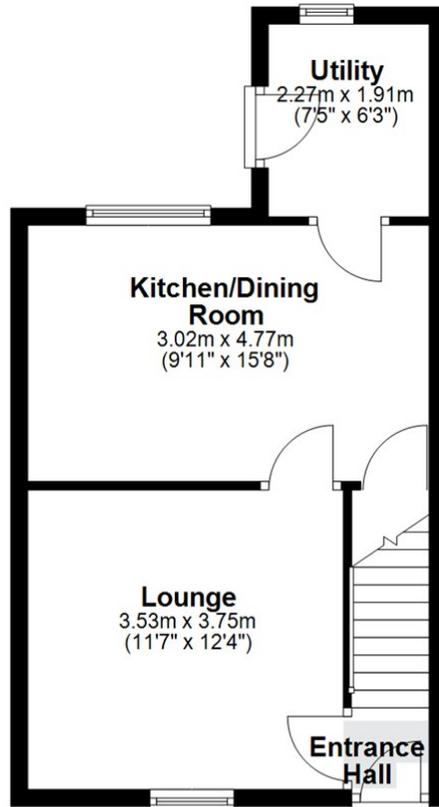
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

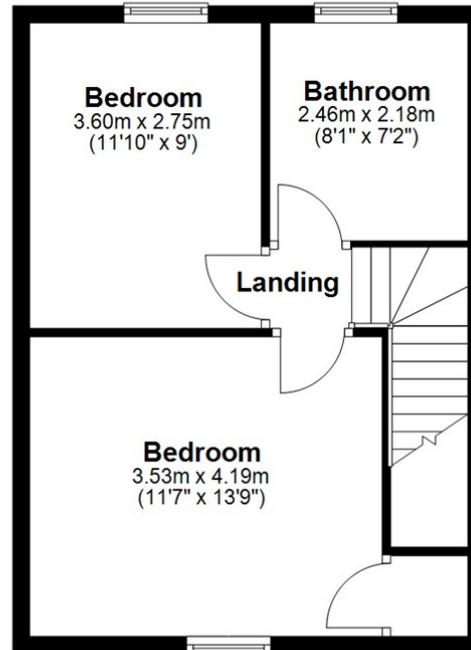
COUNCIL TAX BAND : A

EPC RATING : C

**Ground Floor**  
Approx. 36.2 sq. metres (390.2 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (397.8 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>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(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	