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RYEHAUGH, PONTELAND, NE20

£115,000

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Well-presented one-bedroom apartment situated in the sought-after Ryehaugh in Ponteland.

The property provides a bright lounge/dining room, a separate fitted kitchen, a double bedroom and a modern shower room. The layout is practical and well-maintained throughout, making it ready to move straight into. The property further benefits from a private front garden, offering a low-maintenance outdoor space ideal for relaxing or entertaining. The property also benefits from a convenient dedicated parking bay.

The location is particularly appealing, with easy access to a range of local shops, cafés and amenities within Ponteland village, as well as well-regarded schools and leisure facilities. Excellent transport links are also nearby, providing convenient access to Newcastle city centre, Newcastle International Airport and surrounding areas, making this a well-connected yet peaceful place to live.



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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor. The first-floor landing provides access to all principal rooms. There is a bright and spacious lounge/dining room, benefiting from a large window allowing for excellent natural light and creating a comfortable and versatile living space. The kitchen is positioned separately and is fitted with a range of wall and base units, offering ample storage and workspace along with space for appliances. The property offers a well-proportioned double bedroom, along with a modern shower room comprising a walk-in shower, WC and wash hand basin.

Externally, the property enjoys a private front garden, predominantly paved with planted borders, providing a low-maintenance outdoor space. The property also benefits from a convenient dedicated parking space.



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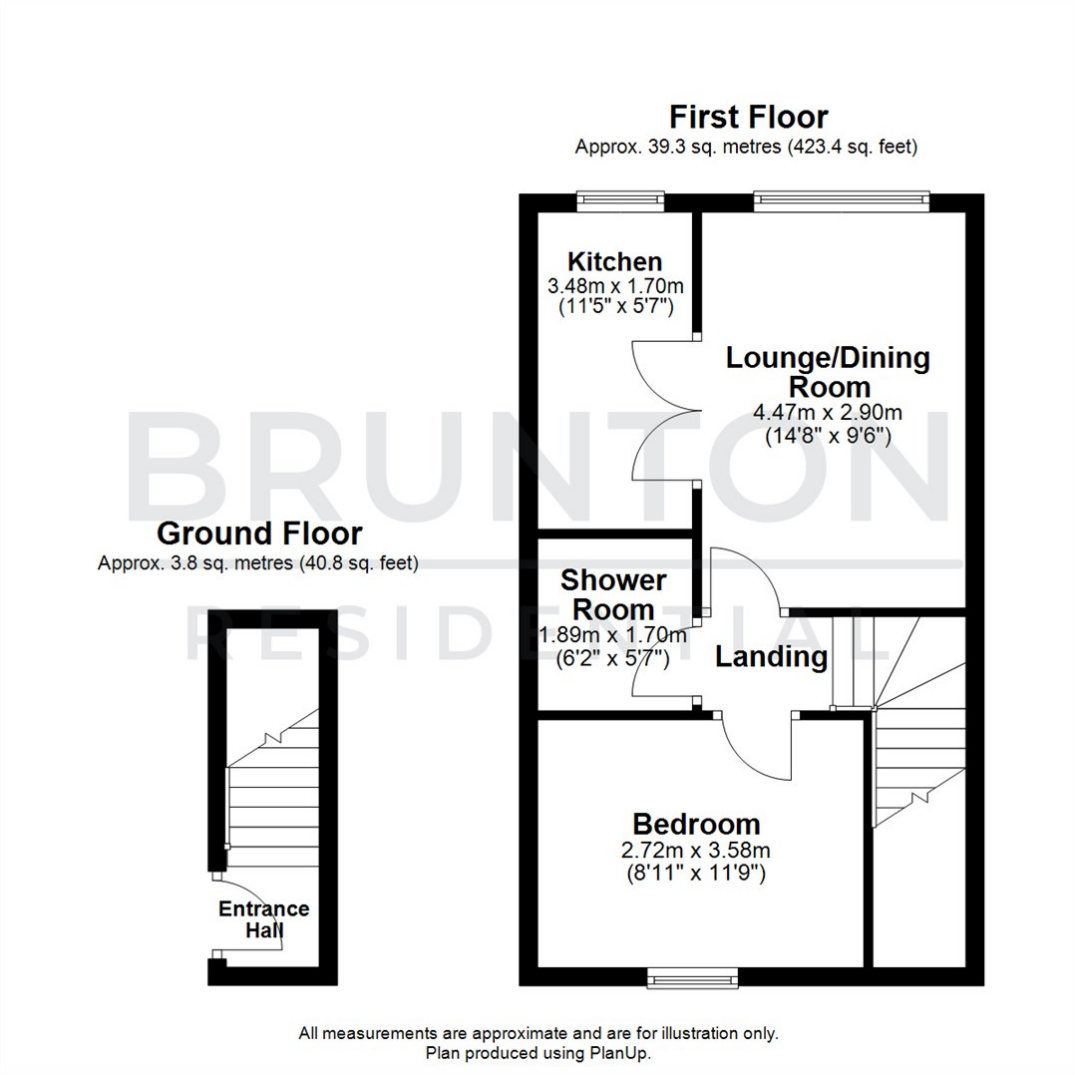
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



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