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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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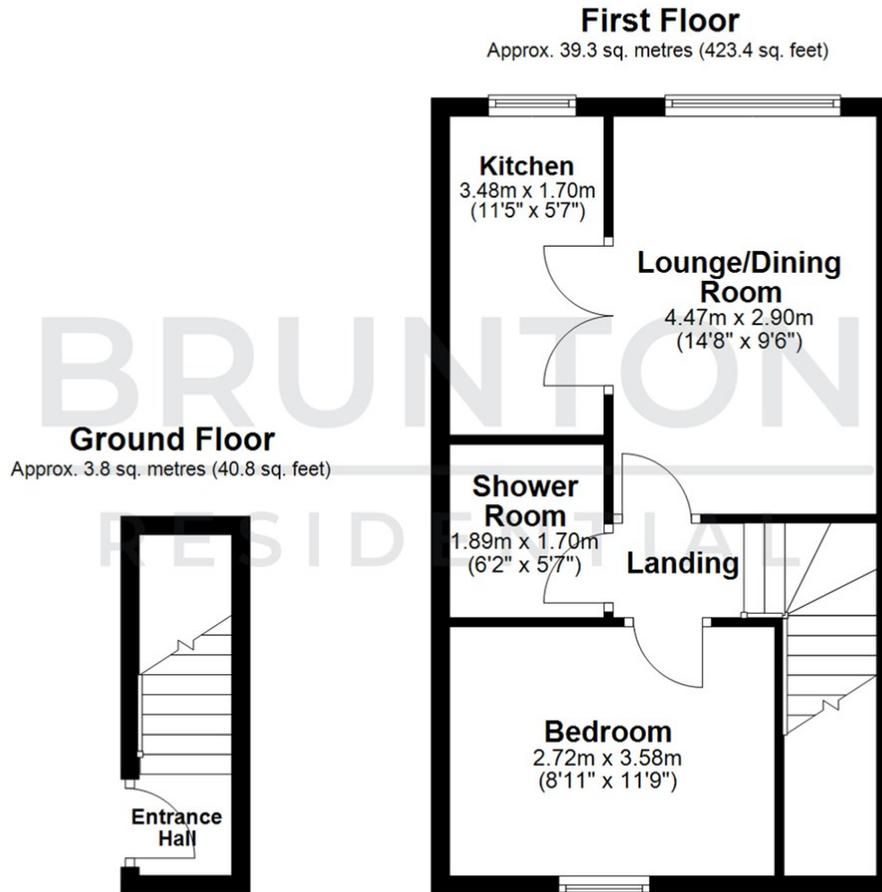
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TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 74 |
| England & Wales | | EU Directive 2002/91/EC | |

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