

BRUNTON
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THORNHILL ROAD, PONTELAND, NE20

Asking Price £295,000

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Brunton Residential are delighted to present this charming three-bedroom semi-detached house, situated on the desirable Thornhill Road in Ponteland.

The property offers spacious living, with a porch, dining kitchen, utility room, ground floor WC, well-proportioned bedrooms and a shower room.

Located in a friendly neighbourhood, this home benefits from a new roof, generous off-street parking, and a large detached garage. The property also benefits from nearby local parks, schools, and shops. EPC rating D - Freehold

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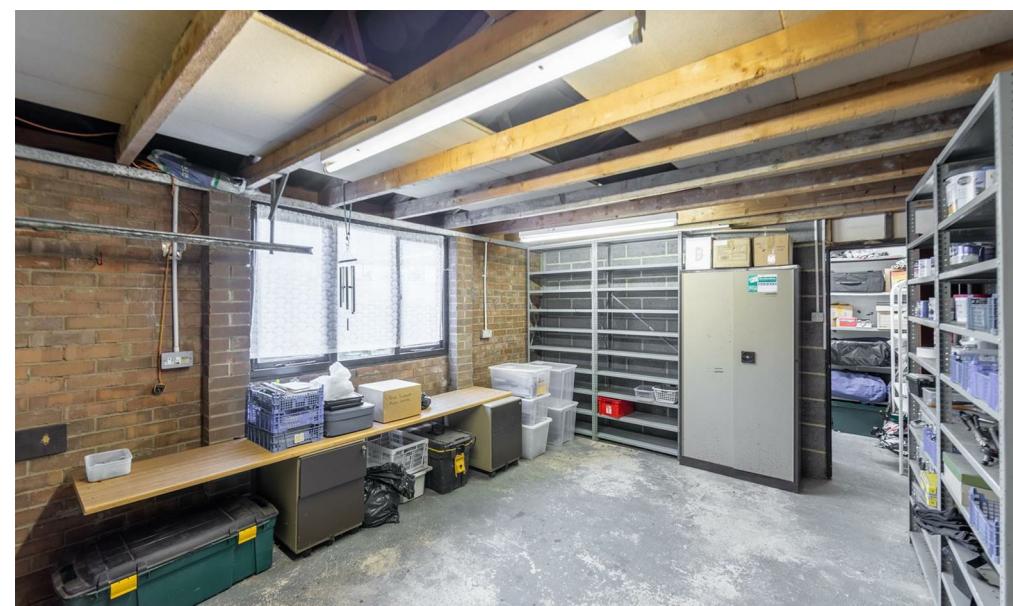
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The property is accessed via a block-paved driveway offering ample off-street parking and leading to a large detached garage with a workshop at the rear.

Inside, the front door opens to a porch/sun room and inner hallway with built-in storage. The ground floor features a spacious lounge with windows to the front and rear, a kitchen with access to a utility room and a downstairs WC, and a side-door to the garden.

Upstairs, there are three generously sized bedrooms and a shower room.

Externally, the rear garden is well-maintained with a lawn, borders, shrubs, and a charming patio area. The front garden is equally appealing with mature planting and a lawn. The property also benefits from a view over a tree-lined, green space. Nearby amenities include shops, doctors' surgeries, restaurants, takeaways, and other local facilities, as well as being within an excellent school catchment area.



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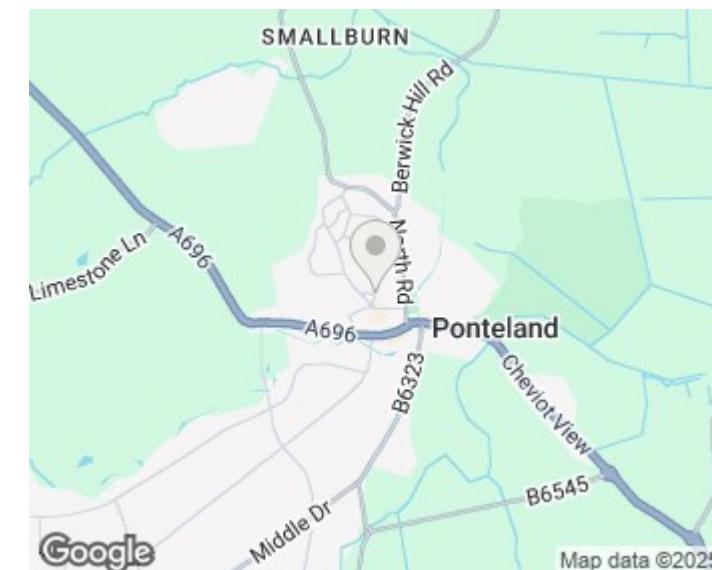
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : C

EPC RATING : D



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		
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		
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