



Spetchells Prudhoe

- Semi Detached House
- Two Bedrooms
- Double Driveway
- Garden
- Garage

£ 180,000



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SAYER

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11 Specthells

Prudhoe, NE42 5QD

THIS IMMACULATE SEMI-DETACHED PROPERTY IN A SOUGHT-AFTER LOCATION IS NOW AVAILABLE FOR SALE. IDEAL FOR COUPLES, THIS CHARMING HOME BOASTS A SOUTH-FACING GARDEN, PERFECT FOR ENJOYING SUNNY DAYS.

THE PROPERTY COMPRISES A SPACIOUS RECEPTION ROOM FILLED WITH NATURAL LIGHT, CREATING A WARM AND INVITING ATMOSPHERE. THE RECENTLY REFURBISHED KITCHEN IS A MODERN SPACE IDEAL FOR PREPARING MEALS.

THERE ARE TWO BEDROOMS IN THIS PROPERTY. THE FIRST BEDROOM IS A DOUBLE ROOM WITH BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE. THE SECOND BEDROOM IS A SINGLE ROOM, PROVIDING VERSATILE LIVING ARRANGEMENTS.

THE PROPERTY BENEFITS FROM A RECENTLY REFURBISHED BATHROOM AND IS DESIGNED FOR COMFORT AND CONVENIENCE.

SITUATED IN AN AREA WITH STRONG LOCAL COMMUNITY TIES, THIS HOME OFFERS EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, ENSURING A CONVENIENT LIFESTYLE FOR ITS RESIDENTS.

DON'T MISS THE OPPORTUNITY TO MAKE THIS LOVELY PROPERTY YOUR NEW HOME. CONTACT US TODAY TO ARRANGE A VIEWING.

The accommodation:

Porch:
Composite door to the front, UPVC window and radiator.

Lounge: 15'3" 4.65m x 12'5" 3.78m max
UPVC window, open plan staircase and radiator.

Kitchen: 12'5" 3.78m x 8'10" 2.69m
UPVC window, composite door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, integrated gas hob, integrated electric oven, plumbed for washing machine, integrated fridge and dishwasher, tiled floor and radiator.

First Floor Landing:
UPVC window, loft access with ladder to half boarded out loft and storage.

Bedroom One: 10'5" 3.18m plus robes x 8'9" 2.67m
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'0" 3.05m max x 7'6" 2.29m
UPVC window, storage and radiator.

Bathroom wc:
Bath with shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There is an enclosed south facing garden to the rear with patio area. To the front there is a double driveway providing off street parking leading to a garage with an electric door.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: ADSL
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not know to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

RY00006733.VS.EW.04.03.2024.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

