



## Bells Lonnen Prudhoe

- End Terrace Town House
- Four bedrooms
- Bathroom & Two En Suites
- Gardens, Driveway & Garage
- No Onward Chain

**£ 255,000**



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ROOK  
MATTHEWS  
SAYER

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# 26 Bells Lonnen

Prudhoe, NE42 5FR

THIS SEMI-DETACHED HOUSE IS CURRENTLY FOR SALE AND IS IN GOOD CONDITION, READY TO WELCOME ITS NEW OWNERS. IT FEATURES A GENEROUS LAYOUT WITH ONE RECEPTION ROOM, ONE KITCHEN, FOUR BEDROOMS, AND A BATHROOM. IT'S IDEALLY SUITED FOR A FAMILY WHO VALUES SPACE AND COMFORT.

THE KITCHEN IS WELL-EQUIPPED WITH A KITCHEN ISLAND, AMPLE DINING SPACE, AND INTEGRATED APPLIANCES, MAKING MEAL TIMES A PLEASURE. THE RECEPTION ROOM IS SPACIOUS, BOASTING LARGE WINDOWS THAT LET IN PLENTY OF NATURAL LIGHT, CREATING A WARM AND INVITING ATMOSPHERE.

IN TERMS OF SLEEPING ARRANGEMENTS, THE PROPERTY OFFERS FOUR BEDROOMS. THE FIRST AND SECOND BEDROOMS ARE BOTH DOUBLES WITH EN-SUITE FACILITIES AND BUILT-IN WARDROBES, OFFERING PLENTY OF STORAGE SPACE. THE THIRD BEDROOM IS ALSO A DOUBLE, WHILE THE FOURTH IS A SINGLE ROOM, WHICH COULD ALSO BE USED AS A HOME OFFICE OR STUDY.

OUTSIDE, THERE'S A CARPORT AND DRIVEWAY WITH SPACE FOR UP TO THREE VEHICLES. ADDITIONALLY, THERE'S A SINGLE GARAGE THAT COULD BE USED FOR EXTRA STORAGE OR AS A WORKSHOP. THE REAR ENCLOSED GARDEN PROVIDES A SAFE AND PRIVATE SPACE FOR CHILDREN TO PLAY OR FOR HOSTING BARBECUES IN THE SUMMER MONTHS.

SITUATED IN A SOUGHT-AFTER LOCATION, THE PROPERTY IS CONVENIENTLY CLOSE TO LOCAL AMENITIES AND PICTURESQUE PARKS. THE AREA OFFERS A GREAT BALANCE BETWEEN CONVENIENCE AND TRANQUILITY, MAKING IT AN IDEAL PLACE TO RAISE A FAMILY. THE CONDITION AND LOCATION OF THIS PROPERTY MAKE IT A UNIQUE FIND THAT IS SURE TO ATTRACT PLENTY OF INTEREST.

Side Entrance:

Composite door leading to;

Kitchen Diner: 23'1" 7.04m x 14'2" 4.32m (L Shaped)

Two UPVC windows, Composite door to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, Island with gas hob and double gas oven with grill, integrated fridge freezer and two radiators.

WC:

Low level wc, vanity wash hand basin, extractor fan and plumbed for washing machine.

First Floor Landing:

UPVC window.

Bedroom One: 11'6" 3.51m x 9'11" 3.02m

UPVC window, two storage cupboards, radiator and door to;

En Suite:

UPVC window, shower cubicle, low level wc, pedestal wash hand basin, heated towel rail and extractor hood.

Lounge: 14'4" 4.37m x 13'6" 4.12m

UPVC window, UPVC double doors and radiator.

Bedroom Two: 9'4" 2.84m x 7'7" 2.31m

UPVC window and radiator.

Second Floor Landing:

UPVC window, loft hatch, door to water tank and radiator.

Bedroom Three: 12'1" 3.68m x 8'8" 2.67m

UPVC window, fitted wardrobes, radiator and door to;

En Suite:

UPVC window, shower cubicle, low level wc, pedestal wash hand basin, extractor fan, heated towel rail and radiator.

Bedroom Four: 15'6" 4.72m into alcove x 9'11" 3.02m

UPVC window and radiator.

Bathroom wc:

UPVC window, bath, low level wc, pedestal wash hand basin, extractor fan, heated towel rail and radiator.

Externally:

To the rear of the property there is a lawned garden with paved and decked area, access via gate to the side of the property where there is a lawned garden with parking for three cars and a detached garage/car port. To the front of the property there is a further lawned garden.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## MINING

The property is not known to be on a coalfield and not known 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: D

EPC RATING: C

RY00007118.VS.EW.28.04.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 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

