

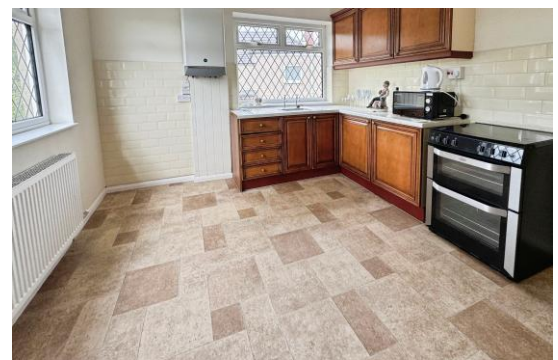


Castle View

Prudhoe

- Detached Bungalow
- Two Bedrooms
- Shower Room
- Garden & Parking
- No Onward Chain

£ 180,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

Acontra, Castle View

Prudhoe, NE42 6NG

INTRODUCING THIS DETACHED BUNGALOW BRIMMING WITH POTENTIAL. ALTHOUGH IT NEEDS SOME MODERNISING, IT OFFERS A WONDERFUL CANVAS FOR THOSE LOOKING TO PERSONALISE THEIR NEXT HOME. THE PROPERTY FEATURES TWO DOUBLE BEDROOMS AND A SHOWER ROOM, PRESENTING AN EXCELLENT OPPORTUNITY FOR FAMILIES OR THOSE LOOKING TO DOWNSIZE.

ENTERING THE PROPERTY THERE IS A HALLWAY LEADING TO A RECEPTION ROOM, BATHED IN NATURAL LIGHT FROM THE LARGE WINDOWS. THIS SPACE IS PERFECT FOR RELAXATION OR ENTERTAINING GUESTS. FURTHER INTO THE PROPERTY, YOU WILL FIND A KITCHEN THAT BOASTS NATURAL LIGHT AND AMPLE DINING SPACE, CONTRIBUTING TO AN INVITING ENVIRONMENT FOR COOKING AND DINING.

THE PROPERTY COMES WITH ONE RECEPTION ROOM, A CONSERVATORY, ONE KITCHEN, TWO DOUBLE BEDROOMS AND A SHOWER ROOM. NOTABLY, THERE IS POTENTIAL TO REDESIGN THE SPACE TO CREATE A THIRD BEDROOM, OFFERING FLEXIBILITY FOR GROWING FAMILIES OR THOSE NEEDING EXTRA ROOM.

FOR THOSE REQUIRING STORAGE OR PARKING, THE PROPERTY PROVIDES OFF-STREET PARKING AND THE ASSURANCE OF NO ONWARD CHAIN, SIMPLIFYING THE PURCHASING PROCESS. MOREOVER, THE PROPERTY INCLUDES A GARDEN, PERFECT FOR THOSE WITH GREEN FINGERS OR FOR FAMILIES TO ENJOY OUTDOOR ACTIVITIES.

ITS LOCATION IS FAVOURABLE, WITH PUBLIC TRANSPORT LINKS, NEARBY SCHOOLS, AND LOCAL AMENITIES WITHIN EASY REACH, MAKING DAILY ERRANDS AND COMMUTING A BREEZE.

IN CONCLUSION, THIS BUNGALOW IS AN EXCITING PROSPECT FOR BUYERS SEEKING A PROPERTY THAT THEY CAN SHAPE TO THEIR OWN TASTE, WITH A POTENTIAL FOR GROWTH THERE IS THE OPPORTUNITY TO MAKE THE PROPERTY INTO A THREE BEDROOM WITH THE RELEVANT CONSENT. THE COMBINATION OF ITS FEATURES, LOCATION AND POTENTIAL MAKE IT A HIGHLY APPEALING CHOICE.

Entrance:

UPVC door and storage.

Hallway:

Doors leading to lounge and both bedrooms.

Lounge: 16'1" 4.90m max x 9' 4.80m

UPVC Bow window to the front, stone fire with surround, access to hallway giving access to kitchen and shower room, two radiators.

Kitchen: 12'1" 3.68m x 10'10" 3.30m

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, space for free standing cooker, pantry and radiator.

Shower Room:

UPVC window, shower, low level wc, wash hand basin, storage, fully tiled and radiator.

Bedroom One: 19'2" 5.84m x 10'8" 3.25m

UPVC bow window, UPVC window and three radiators.

Bedroom Two: 9'6" 2.90m x 8'0" 2.44m

UPVC window and radiator.

Conservatory Area:

Door to external and utility cupboard.

Externally:

There is a garden, outdoor storage and off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET PARKING

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: C

EPC RATING: E

Ry00007145.VS.EW.30.05.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 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

