



Hillcrest Prudhoe

- Mid Terrace House
- Kitchen Diner
- Gardens
- Garage & Parking
- No Onward Chain

OIEO £ 150,000



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I AM DELIGHTED TO PRESENT THIS TERRACED HOUSE FOR SALE, SITUATED IN A DESIRABLE LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS, PROXIMITY TO LOCAL SCHOOLS, AND AMENITIES. THE PROPERTY, IN GOOD CONDITION, OFFERS A UNIQUE BLEND OF COMFORT AND CONVENIENCE, MAKING IT AN IDEAL CHOICE FOR FIRST-TIME BUYERS OR THOSE SEEKING TO DOWNSIZE.

THE HOUSE COMPRISES TWO WELL-PROPORTIONED DOUBLE BEDROOMS, BOTH FEATURING BUILT-IN WARDROBES, PROVIDING AMPLE STORAGE SPACE. THERE IS ONE BATHROOM, WHICH IS DESIGNED AS AN ACCESSIBLE SHOWER ROOM, ENSURING EASE OF ACCESS AND COMFORT FOR ALL OCCUPANTS.

THE PROPERTY BENEFITS FROM AN OPEN PLAN LIVING SPACE, CHARACTERISED BY LARGE WINDOWS THAT ALLOW FOR AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT AND WELCOMING ENVIRONMENT. A DISTINCTIVE FEATURE OF THIS HOUSE IS THE OPEN-PLAN KITCHEN, WHICH INCORPORATES A DINING AREA, OFFERING THE PERFECT SPACE FOR FAMILY MEALS AND ENTERTAINING GUESTS.

THE HOUSE IS COMPLEMENTED BY MANICURED GARDENS, PRESENTING A SERENE OUTDOOR SPACE PERFECT FOR RELAXATION OR OUTDOOR ACTIVITIES. MOREOVER, THE PROPERTY INCLUDES A GARAGE, PROVIDING ADDITIONAL STORAGE OR SAFE OFF-STREET PARKING.

THIS PROPERTY ALSO OFFERS THE ADVANTAGE OF NO ONWARD CHAIN, SIMPLIFYING THE BUYING PROCESS AND ENABLING QUICKER POSSESSION.

IN CONCLUSION, THIS HOUSE OFFERS A FANTASTIC OPPORTUNITY TO ACQUIRE A CHARMING HOME, WELL-SITUATED FOR COMMUNITY AMENITIES, AND IN A CONDITION THAT ALLOWS YOU TO MOVE IN AND START ENJOYING YOUR NEW HOME IMMEDIATELY.

The accommodation:

Porch:
UPVC door to the front and UPVC window.

Lounge: 14'8" 4.47m into alcove x 13'1" 3.99m
UPVC window, fireplace, radiator and open plan to;

Kitchen Diner: 14'8" 4.47m x 9'11" 3.052m
Two UPVC windows, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, integrated gas hob, electric oven, plumbed for washing machine and two storage cupboards.

First Floor Landing:

Bedroom One: 12'8" 3.86m x 10'1" 3.07m
Two PVC windows, fitted wardrobes, storage and radiator.

Bedroom Two: 13'9" 4.19m x 8'4" 2.54m
UPVC window, fitted wardrobes and radiator.

Bathroom wc:
UPVC window, accessible shower, low level wc, wash hand basin, fully tiled and radiator.

Externally:
There is a garden to the front and a garden to the rear with patio. There is also a garage and a driveway providing off street parking.

Agents Note:
;"Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer / the Connells Group of companies"

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: NONE
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: B

EPC RATING: TBC

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EPC WILL GO HERE

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

