



## Sandyford Avenue Prudhoe

- Semi Detached House
- Corner Plot
- Three Bedrooms
- Gardens
- No Onward Chain

**OIEO £ 160,000**



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# 29 Sandyford Avenue

Prudhoe, NE42 5EA

PRESENTING AN IMMACULATE THREE-BEDROOM SEMI-DETACHED PROPERTY, NOW AVAILABLE FOR SALE WITH NO ONWARD CHAIN. IDEALLY SUITED FOR FIRST-TIME BUYERS OR FAMILIES, THIS HOME OFFERS A COMFORTABLE AND VERSATILE LIVING SPACE IN A LOCATION CLOSE TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES.

THE PROPERTY FEATURES A SPACIOUS RECEPTION ROOM FLOODED WITH NATURAL LIGHT FROM LARGE WINDOWS, OFFERING ATTRACTIVE VIEWS OVER THE GARDEN—A BRIGHT AND WELCOMING AREA FOR RELAXATION OR ENTERTAINING. THE MODERN KITCHEN INCLUDES AMPLE DINING SPACE, PERFECT FOR FAMILY MEALS, AND IS ENHANCED BY ELEGANT FRENCH DOORS OPENING DIRECTLY ONTO THE GARDEN, SEAMLESSLY CONNECTING INDOOR AND OUTDOOR LIVING AREAS.

ACCOMMODATION COMPRISES TWO WELL-PROPORTIONED DOUBLE BEDROOMS, WITH THE PRINCIPAL ROOM BENEFITING FROM BUILT-IN WARDROBES FOR EFFORTLESS STORAGE. THE THIRD BEDROOM, A COMFORTABLE SINGLE, ALSO BOASTS BUILT-IN WARDROBES, PROVIDING FLEXIBLE SPACE FOR A CHILD'S ROOM, HOME OFFICE, OR GUEST ACCOMMODATION. THE RECENTLY UPDATED BATHROOM IS FITTED WITH A HEATED TOWEL RAIL, ENSURING COMFORT AND CONVENIENCE.

SET ON A GENEROUS PLOT, THIS PROPERTY FEATURES LARGE GARDENS IDEAL FOR CHILDREN TO PLAY OR FOR HOSTING GATHERINGS. AN OUTDOOR UTILITY SPACE FURTHER ADDS TO THE HOME'S APPEAL, AND A DEDICATED PATIO/BBQ AREA PROVIDES THE PERFECT SPOT FOR ALFRESCO DINING OR SUMMER ENTERTAINING.

WITH ITS BLEND OF MODERN COMFORTS, PRACTICAL FEATURES, AND ATTRACTIVE OUTDOOR SPACES, THIS IMMACULATE SEMI-DETACHED HOME PRESENTS AN OUTSTANDING OPPORTUNITY FOR THOSE SEEKING A MOVE-IN READY PROPERTY IN A WELL-CONNECTED LOCATION. EARLY VIEWING IS HIGHLY RECOMMENDED.

The accommodation:

Entrance:

UPVC door to the front and radiator.

Lounge: 17'9" 5.41m max into bay x 16'5" 5.00m into alcove max – L Shaped

UPVC bay window, UPVC window and radiator.

Kitchen: 16'5" 5.00m x 12'7" 3.84m max

UPVC window and UPVC door, UPVC French doors, fitted with a range of matching tall wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated induction hob, electric oven and dishwasher, dining space, under stairs storage cupboard and radiator.

First Floor Landing:

UPVC window and storage.

Bedroom One: 14'2" 4.32m plus robes x 9'4" 2.84m

Two UPVC windows, fitted wardrobes and radiator.

Bedroom Two: 10'2" 3.10m x 9'6" 2.90m

UPVC window and radiator.

Bedroom Three: 10'8" 3.25m x 7'3" 2.21m plus robes

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:

The property acquires a large corner plot with gardens to all three side. There is an external utility room which is plumbed for washing machine, BBQ and patio area.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: 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: A

EPC RATING: D

RY00007287.VS.EW.10.10.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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

