



Drawback | Prudhoe | NE42 5BE

Auction Guide Price £129,950+



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TWO BEDROOMS

LOFT ROOM

TWO RECEPTION ROOMS

POTENTIAL TO IMPROVE

REAR GARDEN

OFF STREET PARKING

FOR SALE BY AUCTION

NO ONWARD CHAIN

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FOR SALE BY AUCTION – 30TH APRIL 2026 – OPTION 2 – TERMS AND CONDITIONS APPLY

THIS TWO-BEDROOM SEMI DETACHED HOUSE IS FOR SALE IN PRUDHOE, OFFERING A PRACTICAL LAYOUT SUITABLE FOR FIRST TIME BUYERS, INVESTORS AND FAMILIES. THE GROUND FLOOR INCLUDES A RECEPTION ROOM FEATURING A FIREPLACE, PROVIDING A FOCAL POINT FOR THE MAIN LIVING AREA. THE KITCHEN OFFERS DINING SPACE, CREATING A COMBINED COOKING AND EATING AREA THAT OVERLOOKS OR LEADS TOWARDS THE ENCLOSED REAR GARDEN. THERE IS OFF-STREET PARKING TO THE FRONT OF THE PROPERTY.

UPSTAIRS, THERE ARE TWO DOUBLE BEDROOMS, ONE OF WHICH BENEFITS FROM BUILT-IN WARDROBES. THE BATHROOM INCLUDES BOTH A SEPARATE SHOWER AND BATH. IN ADDITION, A LOFT ROOM PROVIDES EXTRA USABLE SPACE, SUITABLE FOR A RANGE OF NEEDS.

THE PROPERTY IS LOCATED WITHIN REACH OF NEARBY SCHOOLS AND LOCAL AMENITIES IN PRUDHOE, INCLUDING SHOPS, SUPERMARKETS AND EVERYDAY SERVICES IN AND AROUND THE TOWN CENTRE. PRUDHOE RIVERSIDE COUNTRY PARK AND RIVERSIDE WALKS ALONG THE RIVER TYNE ARE ACCESSIBLE BY A SHORT DRIVE, OFFERING OUTDOOR LEISURE OPTIONS.

PUBLIC TRANSPORT IS AVAILABLE FROM PRUDHOE RAILWAY STATION, APPROXIMATELY 5 MINUTES' DRIVE AWAY, WITH SERVICES TOWARDS NEWCASTLE AND HEXHAM; JOURNEYS TO NEWCASTLE CENTRAL STATION ARE TYPICALLY AROUND 20-25 MINUTES. LOCAL BUS SERVICES CONNECT PRUDHOE TO NEIGHBOURING TOWNS AND VILLAGES.

THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN. THIS TERRACED HOUSE COMBINES TWO DOUBLE BEDROOMS, AN ADDITIONAL LOFT ROOM, ENCLOSED REAR GARDEN AND OFF-STREET PARKING IN A LOCATION CONVENIENT FOR LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS.

The accommodation:

Porch:
UPVC door to the front, two UPVC windows and wooden door to hallway.

Lounge: 15'0" 4.57m x 10'0" 3.05m
UPVC window, gas fire, exposed stone work and storage.

Kitchen: 14'3" 4.34m x 7'2" 2.18m
UPVC window, 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, open plan to;

Dining Room: 13'8" 4.17m x 7'2" 2.18m
UPVC window, built in storage, storage under stairs and radiator.

First Floor Landing:
Radiator.

Bedroom One: 11'10" 3.61m x 9'8" 2.95m into alcove
UPVC window, two storage cupboards and radiator.

Bedroom Two: 16'4" 4.98m x 7'8" 2.33m
UPVC window and radiator.

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

Stairs to Second Floor:

Loft Room: 5'9" 4.80m max x 12'11" 3.94m max
Three UPVC windows, storage and radiator.

Externally:
There is a garden to the rear and off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: No
Parking: OFF STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

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Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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