



Prospect Terrace | Prudhoe | NE42 6JD

£60,000



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UPPER FLAT

ONE BEDROOM

NO CHAIN

IDEAL INVESTMENT

IDEAL FIRST TIME BUY

VIEWING ADVISED

COUNCIL TAX BAND - A

EPC - D

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FOR SALE: A ONE-BEDROOM FLAT IN PRUDHOE, OFFERING SPACIOUS ACCOMMODATION AND ELEVATED VIEWS OVER THE TYNE VALLEY.

SET ON THE FIRST FLOOR OF A SMALL BLOCK, THE FLAT IS ACCESSED VIA AN EXTERNAL STAIRCASE AND PRIVATE ENTRANCE DOOR. INSIDE, A GENEROUS RECEPTION ROOM WITH A FOCAL FIREPLACE AND A LARGE WINDOW DRAWING IN GOOD NATURAL LIGHT. THE SEPARATE KITCHEN PROVIDES AMPLE WORKTOP SPACE, FITTED BASE AND WALL UNITS AND ROOM FOR APPLIANCES, MAKING IT A PRACTICAL COOKING AREA.

THE DOUBLE BEDROOM IS WELL PROPORTIONED, WITH TWO WINDOWS AND A CONTEMPORARY FEATURE WALL. A WHITE BATHROOM SUITE INCLUDES WC, WASH HAND BASIN AND PANELLED BATH WITH TILED SPLASHBACKS.

PUBLIC TRANSPORT IS CONVENIENT: PRUDHOE RAILWAY STATION IS APPROXIMATELY A 15-20 MINUTE WALK OR A SHORT DRIVE, WITH REGULAR SERVICES TO NEWCASTLE (AROUND 20 MINUTES) AND HEXHAM/CARLISLE, MAKING THIS A SUITABLE BASE FOR COMMUTERS. LOCAL BUS ROUTES RUN THROUGH THE TOWN, CONNECTING SURROUNDING VILLAGES AND INTO NEWCASTLE.

THIS ONE-BEDROOM FLAT REPRESENTS AN APPEALING OPPORTUNITY FOR BUYERS SEEKING A SENSIBLY SIZED HOME OR INVESTMENT PROPERTY IN A WELL-CONNECTED TYNE VALLEY LOCATION.

The accommodation:

Entrance:

Composite external door, stairs to first floor flat.

Bathroom:

Double glazed UPVC window to the front, paneled bath, wc, pedestal wash hand basin, extractor fan and radiator.

Kitchen: 10'7" 3.22m x 9'5" 2.87m

Double glazed UPVC window to the side, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, plumbed for washing machine, radiator and door to;

Lounge: 16'3" 4.95m plus recess x 13'9" 4.19m

Double glazed UPVC window to the rear, fireplace, no fire and radiator.

Bedroom: 14'1" 4.29m x 13'11" 4.24m into alcove

Two double glazed UPVC windows to the front, storage cupboard and radiator.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: No

Parking: UNKNOWN

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.

Term of Lease - A Tyneside lease will be granted by current owners - 999 years, no ground rent or service charge.

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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.



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