



Scales Crescent | Prudhoe | NE42 5DW

£60,000



1



1



1

GROUND FLOOR FLAT

ONE BEDROOM

KITCHEN

BATHROOM

NO ONWARD CHAIN

FIRST TIME BUY HOME

IDEAL INVESTMENT

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

FOR SALE: A ONE-BEDROOM GROUND FLOOR FLAT SITUATED IN PRUDHOE, OFFERING AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS, WITH THE ADDED ADVANTAGE OF NO CHAIN.

THE FLAT PROVIDES A GOOD-SIZED RECEPTION ROOM WITH WOOD-EFFECT FLOORING, NEUTRAL DÉCOR AND A LARGE FRONT WINDOW ALLOWING PLENTY OF NATURAL LIGHT. THE KITCHEN COMPRISES OF WALL AND BASE UNITS WITH WORK SURFACES ABOVE. THE DOUBLE BEDROOM OVERLOOKS THE REAR AND OFFERS A PRACTICAL LAYOUT FOR WARDROBES AND STORAGE. THE SHOWER ROOM INCLUDES A SHOWER ENCLOSURE, WC AND WASH BASIN.

LOCATED IN A RESIDENTIAL AREA OF PRUDHOE, THE FLAT IS WITHIN EASY REACH OF PRUDHOE'S TOWN CENTRE AMENITIES, INCLUDING LOCAL SHOPS, SUPERMARKETS, CAFÉS AND EVERYDAY SERVICES. RIVERSIDE COUNTRY PARK AND THE TYNE RIVERSIDE PATHS ARE CLOSE BY, PROVIDING WALKING AND LEISURE OPPORTUNITIES.

TRANSPORT LINKS ARE CONVENIENT, WITH PRUDHOE RAILWAY STATION APPROXIMATELY 5 MINUTES' DRIVE AWAY, OFFERING REGULAR SERVICES TO NEWCASTLE IN AROUND 20-25 MINUTES AND HEXHAM IN ABOUT 15 MINUTES. ROAD CONNECTIONS VIA THE A695 GIVE STRAIGHTFORWARD ACCESS TOWARDS THE A1 AND THE WIDER NORTH EAST.

OVERALL, THIS ONE-BEDROOM FLAT REPRESENTS A PRACTICAL, LOW-MAINTENANCE HOME OR IDEAL INVESTMENT IN A WELL-CONNECTED TYNE VALLEY LOCATION.

The accommodation:

Entrance Hall:
Composite door to the front and radiator.

Lounge: 15'10" 4.83m max x 12'3" 3.73m into al
Double glazed UPVC bay window to the front, fireplace and radiator.

Bedroom: 11'10" 3.61m x 10'3" 3.12m
Double glazed UPVC window to the front and radiator.

Kitchen: 17'6" 5.33m x 7'4" 2.24m
Two double glazed UPVC windows to the rear, composite rear door, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, plumbed for washing machine and storage cupboard.

Bathroom:
Double glazed UPVC window to the rear, wet room with wall mounted shower, low level push button wc, pedestal wash hand basin 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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: The current owners have advised there isn't a lease currently, they we will be granting one. It will be a Tyneside lease, 999 years, no ground rent or service charge.

COUNCIL TAX BAND: A

EPC RATING: C

RY00007619..DG.EW.28.08.2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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

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.



T: 0191 4131313

ryton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer