



South Road, Prudhoe, Northumberland

£255,000 Offers in Region of

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South Road

Prudhoe, Northumberland, NE42 5JT

Rare to the Market, For Sale is this superbly appointed 3 Bedroom, 2 Reception, Extended Semi-Detached House on South Road in the sought after location of Prudhoe.

Offering Lounge, Dining Room, Kitchen, Utility, and Bathroom to the Ground Floor with First Floor offering Master Bedroom, En-Suite Shower room, Bedrooms 2 & 3.

Externally the property has well maintained gardens to front and side and benefits from a gravelled driveway leading to Single Detached Garage.

Situated within Prudhoe, the property is a short distance away from local amenities, including coffee shops and restaurants The property is situated for good public transport and road links.

Early Viewing is Highly recommended

Price: £255,000 Offers in Region of



Lounge

Situated to the front of the property is the spacious Lounge. The focal point of the room is the Inglenook fire place with electric log burner stove. Two double glazed windows look to front elevation underneath which sits a double radiator. An open spindle carpeted staircase leads to first floor accommodation with under-stair storage cupboard beneath. The room features wood beams to ceiling bringing character to the room and in keeping with the period of the property. A door provides access in to the Kitchen with a further door leading to Dining Room. The room features a further double radiator, storage cupboard and carpet underfoot.

Dining Room

The Dining room is situated off the Kitchen/Utility and can also be accessed via the Lounge. This spacious room has a beautiful outlook to private gardens at side and front. The room features double French doors to side elevation and a double glazed window to front. Accommodating of a large dining table and featuring a single radiator and wood flooring underfoot.



Kitchen

The Kitchen is situated to the rear of the property and benefits from a range of white shaker style wall and base units with complementary over-top work-surfaces leading to an inset stainless steel sink with drainer and mixer tap which sits beneath a double glazed window to rear. The Kitchen benefits from an integrated electric oven and gas hob with overhead extractor hood. The Kitchen provides access to the Lounge and a further door leads to hall beyond which is the ground floor Bathroom. The room features a double radiator and tiled floor underfoot.

Utility

The Utility is conveniently situated off the Kitchen. The room is plumbed for automatic washing machine and accommodating of a freestanding fridge freezer. A door provides access to the Dining Room and a further door leads to rear. A double glazed window looks to rear elevation and the room features a single radiator and tiled floor underfoot.

Hall

The Hall leads off the Kitchen and is home to the central heating boiler. Ahead a door leads to the Ground Floor Bathroom.

Bathroom

The Bathroom consists of a white three piece suite comprising of a panelled bath, a pedestal wash hand basin and low level WC. An opaque double glazed window looks to rear elevation and the room features a single radiator and cushioned flooring underfoot.



First Floor Landing

The open spindle staircase with exposed stonework leads to first floor accommodation. At the top of the staircase is a stained glass window creating a beautiful feature and light source. The staircase has a gull wing effect with accommodation to left and right.

Master Bedroom

The Master Bedroom is situated to the front of the property, a double glazed window looks to front elevation, underneath which sits a single radiator. A door to the left provides access to the en-suite shower room. The room benefits from carpet underfoot.

Shower Room

The Shower-room consists of a three piece suite comprising of a shower cubicle with overhead power shower and curtain. A pedestal wash hand basin and low level WC. A Velux window looks to rear elevation and the room features a double radiator and cushioned flooring underfoot.



Bedroom 2

Bedroom 2 is a spacious double room to the front of the property. A double glazed window looks to front elevation. The room features built in wardrobes with dressing table and benefits from carpet under-foot..

Bedroom 3

Bedroom 3 is situated to the front of the property and features a double glazed window to front elevation. To the left are built in double door wardrobes providing good storage and the room features carpet underfoot.

Garage

The Garage is accessed via an up and over door from the front driveway, with side access via a single door. The garage features electricity and lighting and has a window to side elevation. Spacious to accommodate a vehicle or would make an amazing workshop.

Externally

The property is accessed via a gravelled driveway leading to single garage with a further gravelled driveway to the left providing parking for multiple vehicles.

To the front of the property is a private garden, low maintenance laid mainly to gravel with mature shrub border and pot plants.

To the side and accessible via the Dining Room is a further private garden with paved patio area and hedged boundary.



Floor Plan & EPC

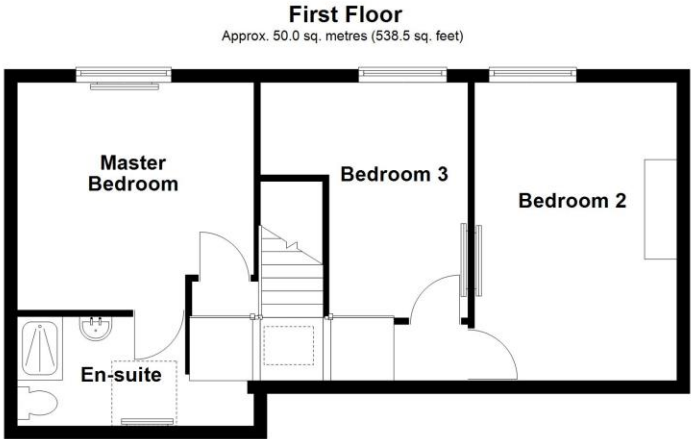
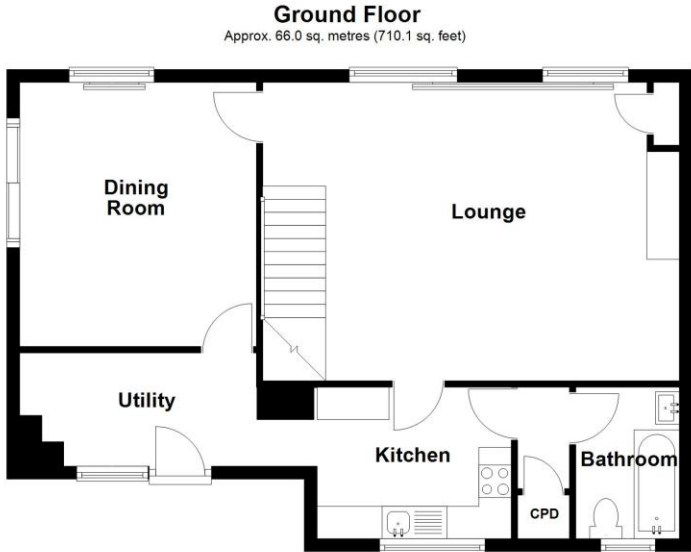
Approximate Gross Internal Area

Ground Floor 66.0 sq. metres / 710.1 sq. feet

First Floor 50.0 sq. metres / 538.5 sq. feet

Total 116.0 sq. metres / 1248.6 sq. feet

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 116.0 sq. metres (1248.6 sq. feet)





Local Authority

Northumberland County Council

Council Tax

C

Tenure

Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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