



## Woodside Prudhoe

- Detached Bungalow
- Two Bedrooms
- Conservatory
- Front & Rear Gardens
- Driveway

**£ 260,000**



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# 14 Woodside

Prudhoe, NE42 5PH

THIS FANTASTIC DETACHED BUNGALOW IS LOCATED ON THE MUCH SOUGHT AFTER WOODSIDE, PRUDHOE. THE PROPERTY IS SPACIOUS THROUGHOUT AND LOCATED ON A VERY LARGE PLOT. THE PROPERTY BRIEFLY COMPRISES OF ENTRANCE HALL LEADING TO LOUNGE/DINER WITH BOW WINDOW TO THE FRONT. LEADING FROM THE LIVING SPACE IS A LARGE CONSERVATORY WITH TILED ROOF MAKING THIS A USEABLE SPACE ALL YEAR ROUND. THE KITCHEN OFFERS A GOOD SELECTION OF STORAGE UNITS ALONG WITH A BREAKFAST BAR. THERE ARE TWO DOUBLE BEDROOMS, ONE WITH FITTED STORAGE AND A RECENTLY MODERNISED SHOWER ROOMS. THERE IS A SEPARATE GARAGE ALONG WITH A DRIVEWAY FOR MULTIPLE CARS. THE ARE LARGE GARDENS TO BOTH THE FRONT AND REAR. THE REAR GARDEN LEADS ON TO WOODLAND WHICH THE CURRENT OWNER REALLY ENJOYS SITTING WATCHING THE WILDLIFE IN. CALL US NOW TO ARRANGE A VIEWING AND AVOID DISAPPOINTMENT.

The accommodation:

#### Entrance:

Composite door to the front, airing cupboard and radiator.

Lounge/Living Room: 21'6" 6.55m x 10'7" 3.22m

UPVC bow window to the front, dado rail, two radiators and sliding doors to;

Conservatory: 12'1" 3.68m x 10'8" 3.25m

UPVC conservatory with roof, French sliding doors and radiator.

Kitchen: 13'4" 4.06m x 8'6" 2.59m

UPVC window, door to conservatory, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit and drainer, plumbed for washing machine, integrated gas hob, integrated electric oven and radiator.

Bedroom One: 10'11" 3.33m x 8'11" 2.72m

UPVC window to the front, fitted wardrobes and radiator.

Bedroom Two: 9'7" 2.92m x 9'1" 2.77m

UPVC window overlooking rear garden and radiator.

#### Shower Room:

UPVC window, double shower cubicle, low level wc, vanity was basin, clad walls and heated towel rail.

#### Externally:

There is a garden to the rear and a garden to the front with a driveway providing off street parking leading to a garage.

#### TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

#### Agents Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### 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: C

EPC RATING: C

RY00005994.VS.EW.28.6.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   c	
55-68	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.

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