



Hillcrest Prudhoe

- Semi Detached House
- Two Bedrooms
- Breakfasting Kitchen
- Front & Side Gardens
- Garage & Driveway

Offers Over £ 160,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

30 Hillcrest

Prudhoe, NE42 5LE

THIS IS A FANTASTIC OPPORTUNITY FOR BUYERS TO ACQUIRE A CHARMING SEMI-DETACHED HOUSE IN A LOCATION WITH CONVENIENT ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES. THE HOUSE IS PRESENTED IN GOOD CONDITION, READY FOR THE NEW OWNERS TO MOVE IN AND MAKE IT THEIR OWN.

UPON ENTERING THE PROPERTY, YOU ARE GREETED BY A RECEPTION ROOM THAT BENEFITS FROM LARGE WINDOWS, ALLOWING A SUBSTANTIAL AMOUNT OF NATURAL LIGHT TO FILL THE SPACE AND CREATE A BRIGHT AND WELCOMING ATMOSPHERE. IT PROVIDES A PERFECT SETTING FOR BOTH RELAXATION AND ENTERTAINING.

THE HOUSE BOASTS A RECENTLY REFURBISHED KITCHEN THAT COMES COMPLETE WITH A MODERN BREAKFAST BAR. THE KITCHEN SPACE IS NOT ONLY FUNCTIONAL BUT ALSO A GREAT PLACE TO ENJOY MEALS WITH FRIENDS AND FAMILY.

THE PROPERTY INCLUDES TWO DOUBLE BEDROOMS. THE FIRST BEDROOM IS A COMFORTABLE DOUBLE SIZE, FILLED WITH NATURAL LIGHT THAT ENHANCES THE FEELING OF SPACE. THE SECOND BEDROOM, ALSO A DOUBLE, OFFERS AMPLE SPACE FOR FURNISHINGS TO SUIT YOUR NEEDS.

ADDITIONALLY, THE PROPERTY BENEFITS FROM A RECENTLY REFURBISHED BATHROOM, PRESENTING A FRESH AND CONTEMPORARY SPACE FOR YOUR DAILY ROUTINE.

ONE OF THE STANDOUT FEATURES OF THIS HOUSE IS THE GENEROUS EXTERIOR. THERE IS PARKING AVAILABLE FOR THREE CARS, A GARAGE FOR EXTRA STORAGE OR PARKING, AND FRONT AND SIDE GARDENS THAT OFFER A GREAT OUTDOOR SPACE FOR RELAXATION OR AL FRESCO DINING DURING WARMER MONTHS.

The accommodation:

Porch:
UPVC door and window to the front, radiator.

Lounge: 14'7" 4.45m max x 13'6" 4.12m
UPVC window and radiator.

Breakfasting Kitchen: 18'4" 5.59m x 14'7" 4.45m
Two composite doors, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit, integrated electric hob, oven and extractor hood, integrated fridge, Breakfast bar, storage under stairs and two radiators.

First Floor Landing:
UPVC window.

Bedroom One: 14'7" 4.45m max x 3'6" 10'0" 3.05m
Two UPVC windows, storage and radiator.

Bedroom Two: 13'8" 4.17m x 8'4" 2.54m
UPVC window and radiator.

Bathroom wc:
UPVC window, bath with shower over, vanity wash hand basin, low level wc, fully tiled and heated towel rail.

Externally:
There are gardens to the front and the side of the property. There is a driveway providing off street parking for three cars and a garage.

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: B
EPC RATING: C

RY00006934.VS.EW.09.10.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 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.

16 Branches across the North-East

