



## River View Prudhoe

- Mid Terrace House
- Two Bedrooms
- Kitchen Diner
- Front Garden & Rear Yard
- No Onward Chain

**OIEO £ 120,000**



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# 7 River View

Blaydon, NE42 6HS

FOR SALE IS THIS IMMACULATE TWO-BEDROOM TERRACED HOUSE IN A SOUGHT-AFTER SPOT OVERLOOKING THE TYNE VALLEY IN PRUDHOE. THE PROPERTY HAS BEEN FULLY REFURBISHED THROUGHOUT AND IS OFFERED WITH NO ONWARD CHAIN, PRESENTING AN APPEALING OPTION FOR FIRST-TIME BUYERS.

STEP INSIDE TO DISCOVER A BRIGHT, WELCOMING RECEPTION ROOM FEATURING A BAY WINDOW WITH STUNNING VALLEY VIEWS—AN INVITING SPACE TO RELAX OR HOST FRIENDS AND FAMILY. THE NEW KITCHEN COMES COMPLETE WITH DINING SPACE AND MODERN FINISHES FOR BOTH STYLE AND PRACTICALITY.

UPSTAIRS, THERE ARE TWO GENEROUSLY SIZED BEDROOMS. THE PRINCIPAL BEDROOM ENJOYS OPEN VALLEY VIEWS AND COMES WITH USEFUL STORAGE. THE NEWLY FITTED BATHROOM INCLUDES A RAIN SHOWER AND HEATED TOWEL RAIL, LENDING A TOUCH OF COMFORT TO THE MORNING ROUTINE.

A PRIVATE YARD AND GARDEN PROVIDE OUTDOOR SPACES TO ENJOY. THE HOME ALSO BENEFITS FROM EXCELLENT LOCAL AMENITIES AND IS CONVENIENTLY CLOSE TO SCHOOLS.

PRUDHOE TOWN CENTRE OFFERS A VARIETY OF SHOPS, SUPERMARKETS, POPULAR CAFÉS, AND EATERIES, WHILE BEAUTIFUL WALKS ALONG THE RIVER TYNE AND AT PRUDHOE PARK ARE JUST A STONE'S THROW AWAY. LOCAL SCHOOLS ARE WITHIN EASY REACH, INCLUDING PRUDHOE CASTLE FIRST SCHOOL AND PRUDHOE HIGH SCHOOL.

PUBLIC TRANSPORT LINKS ARE EXCELLENT, WITH PRUDHOE RAILWAY STATION JUST OVER A MILE AWAY—DIRECT TRAINS INTO NEWCASTLE TAKE AROUND 20 MINUTES, MAKING COMMUTING STRAIGHTFORWARD. REGULAR BUSES ALSO SERVE ROUTES TO HEXHAM AND SURROUNDING AREAS.

The accommodation:

Kitchen Diner: 14'10" 4.52m max x 12'3" 3.73m  
UPVC window and door, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, tiled splash backs, integrated electric hob, oven and extractor, plumbed for washing machine, pantry area, dining space and radiator.

Lounge: 16'9" 5.11m max x 15'2" 4.62m into alcove  
UPVC bay window, UPVC window and radiator.

First Floor Landing:

Bedroom One: 15'2" 4.62m into alcove x 10'8" 3.25m  
UPVC window, valley views, storage and radiator.

Bedroom Two: 9'2" 2.79m x 9'2" 2.79m  
UPVC window and radiator.

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

Externally:  
There is a garden to the front. To the rear there is a rear yard with external storage.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: NONE  
Mobile Signal Coverage Blackspot: NO  
Parking: NO PARKING

## 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

## 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 necessary steps to advise accordingly.

## COUNCIL TAX BAND: A

EPC RATING: C  
RY00007296.VS.EW.12.11.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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

