



Cheyne Road Prudhoe

- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Gardens & Off Street Parking
- No Onward Chain

OIEO £ 150,000



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

ROOK
MATTHEWS
SAYER

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

38 Cheyne Road

Prudhoe, NE42 6PG

THIS 3-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN PRUDHOE AND IS SET IN A LOCATION IDEAL FOR BOTH FIRST-TIME BUYERS AND FAMILIES. THE PROPERTY, IN GOOD CONDITION, OFFERS PRACTICAL LIVING SPACE INCLUDING A RECEPTION ROOM WITH BOTH LIVING AND DINING AREAS. ENJOYING GARDEN VIEWS AND STUNNING VALLEY VIEWS, THIS SPACE PROVIDES A RELAXING ATMOSPHERE FOR ENTERTAINING OR UNWINDING. THE STYLISH KITCHEN BENEFITS FROM AMPLE NATURAL LIGHT. THERE ARE THREE BEDROOMS—TWO DOUBLES AND ONE SINGLE—PLUS A BATHROOM WITH A SEPARATE WC.

THE HOUSE INCLUDES A GARAGE AND IS OFFERED WITH NO ONWARD CHAIN, STREAMLINING THE MOVING PROCESS. SITUATED ON CHEYNE ROAD, THE HOME IS NEAR LOCAL AMENITIES INCLUDING SHOPS, CAFÉS, AND SUPERMARKETS FOUND ON PRUDHOE FRONT STREET. SEVERAL SCHOOLS ARE CLOSE BY, SUCH AS PRUDHOE WEST ACADEMY AND PRUDHOE HIGH SCHOOL, MAKING IT CONVENIENT FOR FAMILIES WITH CHILDREN.

PRUDHOE RAILWAY STATION IS JUST OVER A MILE AWAY, OFFERING REGULAR SERVICES TO NEWCASTLE CITY CENTRE IN AROUND 20 MINUTES AND TO HEXHAM IN APPROXIMATELY 10 MINUTES. BUS SERVICES RUN FREQUENTLY ALONG ADJOINING ROUTES, MAKING IT EASY TO REACH LOCAL TOWNS AND NEWCASTLE'S WIDER AMENITIES. NEARBY PRUDHOE RIVERSIDE PARK AND TYNE RIVERSIDE COUNTRY PARK PROVIDE AMPLE OUTDOOR SPACES FOR WALKS, CYCLING, AND FAMILY OUTINGS.

THIS PROPERTY'S LOCATION, LAYOUT, AND FEATURES COMBINE TO OFFER A SENSIBLE OPTION FOR BUYERS SEEKING A HOME IN A WELL-CONNECTED PART OF PRUDHOE. ENQUIRIES ARE WELCOME FOR FURTHER DETAILS OR TO ARRANGE A VIEWING.

Entrance:

UPVC door to the front and radiator.

Lounge/Dining Room:

Two UPVC windows, feature fireplace, under stairs storage and two radiators.

Kitchen:

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

First Floor Landing:

Bedroom One:

UPVC window and radiator.

Bedroom Two:

UPVC window and radiator.

Bedroom Three:

UPVC window, storage cupboard and radiator.

Bathroom:

Bath with shower over, wash hand basin, fully tiled and radiator.

WC:

UPVC window and low level wc.

Externally:

To the rear of the property there is a low maintenance enclosed garden and a further garden to the front with off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET 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

COUNCIL TAX BAND: B

EPC RATING: D

Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

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

