



## Leaburn Terrace Prudhoe

- Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Rear Yard

**£ 115,000**



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# 15 Leaburn Terrace

Prudhoe, NE42 6JA

THIS WELL-PRESENTED TERRACED HOUSE IS OFFERED FOR SALE IN GOOD CONDITION, MAKING IT AN APPEALING OPTION FOR FIRST TIME BUYERS. THE PROPERTY FEATURES TWO BEDROOMS: A DOUBLE BEDROOM WITH ATTRACTIVE TYNE VALLEY VIEWS AND A SINGLE BEDROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR A SMALL FAMILY OR AN INDIVIDUAL SEEKING EXTRA SPACE.

THE HOME OFFERS A SPACIOUS RECEPTION ROOM BENEFITTING FROM LARGE WINDOWS THAT INVITE IN PLENTY OF NATURAL LIGHT, WHILE THE FIREPLACE CREATES A HOMELY ATMOSPHERE. FOR DINING, THERE IS A SEPARATE DINING ROOM, IDEAL FOR BOTH EVERYDAY MEALS AND ENTERTAINING GUESTS. THE KITCHEN IS EQUIPPED WITH PRACTICAL WOOD COUNTERTOPS, DELIVERING A WARM AND FUNCTIONAL SPACE FOR MEAL PREPARATION.

THE FAMILY BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, CATERING TO BOTH CONVENIENCE AND RELAXATION. OUTSIDE, THE PROPERTY BOASTS A LARGE REAR GARDEN, ENHANCED BY A SUMMER HOUSE, OFFERING AMPLE ROOM FOR RECREATION OR GARDENING. ADDITIONALLY, A REAR YARD PROVIDES FURTHER OUTDOOR SPACE.

LOCATED IN AN AREA WITH GOOD PUBLIC TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES, THE HOUSE OFFERS BOTH CONVENIENCE AND ACCESSIBILITY FOR DAILY LIFE. WITH ITS COMBINATION OF COMFORTABLE INTERIORS, OUTDOOR SPACE, AND PROXIMITY TO ESSENTIAL SERVICES, THIS PROPERTY IS SUITED TO THOSE SEEKING AN INVITING AND FUNCTIONAL HOME. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

The Accommodation:

Entrance:  
Composite door to the front.

Lounge: 15'11" 4.85m x 14'0" 4.27m into alcove  
UPVC window, electric fire with surround, storage and radiator.

Dining Room: 15'2" 4.62m x 10'1" 3.07m  
UPVC window, electric fire with surround, storage cupboard and radiator.

Kitchen:  
UPVC window, composite external door to the yard, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit, integrated electric oven and hob, fridge freezer and washing machine.

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

First Floor Landing:  
UPVC window and radiator.

Bedroom One: 14'2" 4.32m into alcove x 9'3" 2.82m  
UPVC window, built in wardrobes and radiator.

Bedroom Two: 10'11" 3.33m x 6'2" 1.88m  
UPVC window and radiator.

Externally:  
There is a low maintenance garden to the front and a yard to the rear with a south facing garden.

## PRIMARY SERVICES SUPPLY

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

## 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: A

EPC RATING: G

RY00007209.VS.EW.29.07.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 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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