



**Edgewell Road
Prudhoe, NE42 6JH**

Guide Price £225,000

Gao
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MAIN FEATURES:

- Well Presented Detached House
- Fitted Kitchen
- Good Size Lounge/Diner
- Master Bedroom with En-suite & Dressing Room
- Two Further Bedrooms & Family Bathroom/WC
- Attractive Rear Garden
- Off Road Parking & Integral Garage

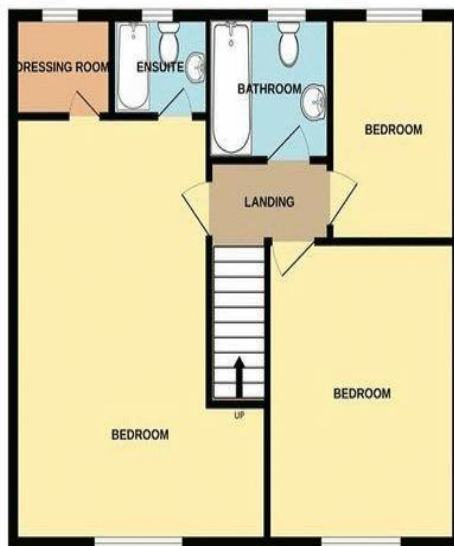
Situated in a popular residential area of Prudhoe, this well-presented detached family home offers spacious and versatile accommodation, ideal for modern family living. The property features a fitted kitchen and a generous lounge/dining room, providing the perfect space for both everyday life and entertaining. The impressive master bedroom benefits from its own en-suite shower room and dressing room, while two further well-proportioned bedrooms are served by a contemporary family bathroom/WC. Externally, the home boasts an attractive rear garden, ideal for relaxing or outdoor dining, together with off-road parking and an integral garage.

Edgewell Road enjoys a convenient location within easy reach of Prudhoe town centre, where a range of shops, supermarkets, cafés and everyday amenities can be found. Families will appreciate the choice of nearby schools, while commuters benefit from excellent transport links, including Prudhoe railway station with services to Newcastle and Carlisle, regular bus routes, and straightforward access to the A69 for journeys across the region. Surrounded by the beautiful Tyne Valley countryside, residents can enjoy scenic walks, cycling routes and outdoor recreation, making this an excellent choice for buyers seeking a balance of town convenience and rural charm. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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