



Cockshott Dean | Prudhoe | NE42 5QG

**OIEO £230,000**



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**SEMI DETACHED HOUSE**

**THREE DOUBLE BEDROOMS**

**CUL DE SAC LOCATION**

**GARAGE CONVERSION**

**OPEN PLAN KITCHEN DINER**

**EN SUITE TO MASTER**

**LARGE REAR GARDEN**

**SOUGHT AFTER LOCATION**

**RMS** | Rook  
Matthews  
Sayer

THIS IMMACULATE THREE-BEDROOM SEMI-DETACHED HOUSE IS AVAILABLE IN A SOUGHT-AFTER PART OF PRUDHOE, OFFERING A PRACTICAL LAYOUT AND GOOD ACCESS TO LOCAL AMENITIES.

INSIDE, THE PROPERTY FEATURES AN OPEN-PLAN KITCHEN WITH DINING SPACE, DESIGNED IN A STYLISH FINISH AND FLOWING THROUGH TO A BRIGHT SUN ROOM OVERLOOKING THE REAR GARDEN – IDEAL AS AN EVERYDAY FAMILY AREA. THERE IS ONE RECEPTION ROOM TO THE FRONT WITH LARGE WINDOWS, CREATING A LIGHT, WELCOMING SPACE. A RECENT, FULLY TILED BATHROOM SERVES THE HOME, WHILE THE MAIN DOUBLE BEDROOM BENEFITS FROM AN EN-SUITE AND BUILT-IN WARDROBES. TWO FURTHER DOUBLE BEDROOMS OFFER FLEXIBLE ACCOMMODATION FOR FAMILIES OR THOSE NEEDING A HOME OFFICE OR GUEST ROOM.

A GARAGE CONVERSION PROVIDES ADDITIONAL LIVING SPACE, GIVING EXTRA VERSATILITY TO THE GROUND FLOOR. OUTSIDE, THERE ARE BOTH FRONT AND REAR GARDENS, ALONG WITH OFF-STREET PARKING.

THE HOUSE IS WELL PLACED FOR FAMILIES, WITH NEARBY SCHOOLS IN THE LOCAL AREA AND EVERYDAY AMENITIES AVAILABLE IN PRUDHOE, INCLUDING SUPERMARKETS, LOCAL SHOPS AND CAFÉS. PRUDHOE TOWN CENTRE OFFERS FURTHER SERVICES, WHILE RIVERSIDE WALKS ALONG THE TYNE AND LOCAL PARKS PROVIDE GREEN SPACE TO ENJOY.

PRUDHOE RAILWAY STATION GIVES DIRECT SERVICES TOWARDS NEWCASTLE AND HEXHAM, MAKING COMMUTING INTO THE CITY OR EXPLORING TYNEDALE STRAIGHTFORWARD. LOCAL BUS ROUTES ALSO SERVE THE AREA, CONNECTING TO SURROUNDING TOWNS AND FACILITIES. THIS PROPERTY IS PARTICULARLY SUITED TO FIRST-TIME BUYERS AND FAMILIES LOOKING FOR A COMFORTABLE HOME IN A CONVENIENT LOCATION.

The accommodation:

Entrance:

Composite door, Radiator, UPVC window and radiator.

Lounge: 14'3" 4.34m x 11'7" 3.53m  
UPVC window and radiator.

Kitchen/Diner: 19'9" 6.02m max x 8'9" 2.67m  
UPVC door and door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with mixer tap, tiled splash backs, integrated five burner gas hob, electric oven and grill, plumbed for washing machine and dishwasher, two cupboards, solid wood flooring, open plan dining space and vertical radiator.

Sun Room: 10'8" 3.25m x 8'9" 2.67m  
UPVC windows, UPVC door to the garden, open plan to dining room and vertical radiator.

Reception Room Two: 15'7" 4.75m x 7'6" 2.29m  
Converted from garage. UPVC window, storage and radiator.

First Floor Landing:  
Storage.

Bedroom One: 11'7" 3.53m x 9'10" 2.99m  
UPVC window, built in wardrobes and radiator.

En Suite:  
UPVC window, rainfall shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 11'0" 3.35m x 9'10" 2.99m  
UPVC window and radiator.

Bedroom Three: 9'9" 2.97m x 8'1" 2.46m  
UPVC window and radiator.

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

Externally:  
To the rear of the property there is an enclosed garden and to the front a garden with a driveway providing off street parking.

#### TENURE

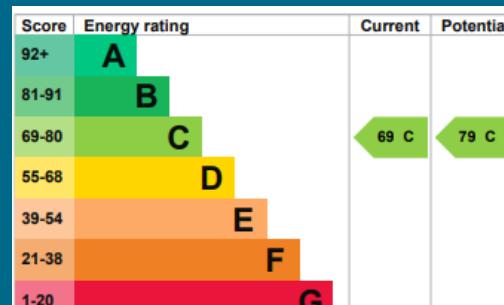
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: FIBRE TO CABINET  
Mobile Signal Coverage Blackspot: NO  
Parking: DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.





**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 interest 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

**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.

