

# GILMORE ESTATES

Property Sales & Lettings



## Coldwell Road , Prudhoe, NE42 5DY

This delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

With two generously sized double bedrooms, there is ample space for relaxation and rest. The well-appointed bathroom caters to all your needs, ensuring convenience for daily routines. A standout feature of this home is the large conservatory, which floods the space with natural light and offers a versatile area that can be used as a dining space, a playroom, or a tranquil retreat to enjoy the garden views.

The property is complemented by a driveway, providing parking for two vehicles, and well-maintained gardens at both the front and rear, ideal for outdoor activities or simply enjoying the fresh air.

Importantly, this home is offered with no onward chain, making the buying process straightforward and hassle-free. This semi-detached house on Coldwell Road is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to make this charming property your own.

**£149,950**

# Coldwell Road , Prudhoe, NE42 5DY



- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- DRIVEWAY PARKING
- FRONT & REAR GARDENS
- SOLAR PANELS
- NO ONWARD CHAIN

## Entrance Hallway

6'7" x 8'2" (2.01 x 2.51)

## Bedroom Two

16'7" x 9'4" (5.06 x 2.85)

## Lounge

10'7" x 17'0" (3.25 x 5.20)

## Bathroom

5'11" x 7'8" (1.82 x 2.35)

## Conservatory

12'1" x 9'7" (3.69 x 2.93)

## Front Garden

## Rear Garden

## Dining Room

10'6" x 5'5" (3.21 x 1.67)

## Kitchen

12'9" x 9'7" (3.89 x 2.93)

## First Floor Landing

4'1" x 3'10" (1.27 x 1.18)

## Bedroom One

17'1" x 10'5" (5.21 x 3.19)



## Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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