



Moor Road Prudhoe

- Semi Detached House
- Three Bedrooms
- Gardens
- Driveway & Double Garage
- No Onward Chain

£ 280,000



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

ROOK
MATTHEWS
SAYER

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

16 Moor Road

Prudhoe, NE42 5LH

PRESENTING A SEMI-DETACHED PROPERTY, LISTED FOR SALE AND IDEAL FOR FAMILIES. WHILE THE HOUSE REQUIRES SOME MODERNISATION, IT POSSESSES A CHARMING CHARACTER THAT INVITES YOUR PERSONAL TOUCH TO TRANSFORM IT INTO YOUR DREAM HOME.

THE HOUSE OFFERS AMPLE LIVING SPACE, FEATURING TWO RECEPTION ROOMS. THE FIRST RECEPTION ROOM BOASTS LARGE WINDOWS AND A FIREPLACE, CREATING A BRIGHT AND COSY ATMOSPHERE. THE SECOND RECEPTION ROOM IS A TRANQUIL SPACE WITH A BEAUTIFUL VIEW OF THE GARDEN, PERFECT FOR QUIET RELAXATION OR ENTERTAINING GUESTS.

THE PROPERTY INCLUDES A PRACTICAL KITCHEN WITH A UTILITY ROOM, MAKING HOUSEHOLD CHORES MORE CONVENIENT.

THE LIVING QUARTERS CONSIST OF THREE BEDROOMS. THE FIRST TWO ARE GENEROUS DOUBLE BEDROOMS, BOTH EQUIPPED WITH BUILT-IN WARDROBES, OFFERING AMPLE STORAGE SPACE. THE THIRD BEDROOM IS A COMFORTABLE SINGLE ROOM, SUITABLE FOR A CHILD OR AS A HOME OFFICE.

THE HOUSE PROVIDES A SHOWER ROOM, WHICH COMPLETES THE FUNCTIONAL LAYOUT OF THIS HOME.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE OUTDOOR SPACE. IT INCLUDES A DOUBLE GARAGE, FRONT AND REAR GARDENS, MAKING IT PERFECT FOR FAMILIES WHO ENJOY SPENDING TIME OUTSIDE. THE HOUSE IS ALSO BEING SOLD WITH NO ONWARD CHAIN, REDUCING THE COMPLICATION IN THE PURCHASING PROCESS.

LOCATED IN A NEIGHBOURHOOD WITH A STRONG LOCAL COMMUNITY, THE PROPERTY IS IN CLOSE PROXIMITY TO SCHOOLS AND LOCAL AMENITIES, PROVIDING EVERYTHING YOU REQUIRE WITHIN A SHORT DISTANCE. DON'T MISS THIS OPPORTUNITY TO CREATE A COMFORTABLE FAMILY HOME IN A VIBRANT AND WELCOMING COMMUNITY.

The accommodation:

Entrance:

Wooden door to the front, UPVC window, under stairs storage and radiator.

Lounge: 12'11" 3.94m into alcove x 12'10" 3.91m plus bay

UPVC Bay window to the front, fire with surround and radiator.

Dining Room: 11'11" 3.63m plus storage x 11'11" 3.63m plus bay

UPVC bay window, fireplace, storage in alcoves and radiator.

Kitchen: 14'2" 4.32m x 7'10" 2.39m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, gas cooker and radiator.

Utility Room:

Wooden door to the rear, window and plumbing for washing machine.

First Floor Landing:

UPVC window.

Bedroom One: 13'0" 3.96m x 11'4" 3.45m plus storage

UPVC window, storage and radiator.

Bedroom Two: 12'0" 3.66m x 11'3" 3.43m

UPVC window, storage and radiator.

Bedroom Three: 9'0" 2.74m x 6'11" 2.11m

UPVC window and radiator.

Shower Room:

UPVC window, shower, low level wc, wash hand basin, storage, fully tiled and radiator.

Externally:

To the front of the property there is a garden and a driveway providing off street parking leading to a double garage with power and lighting. There is a further garden to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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: E

RY0006866.VS.EW.11.07.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 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

