



# 9 Oaktree Terrace

, Prudhoe, NE42 5BH

Guide Price £80,000



A well presented and ready to move into two bedroom mid terrace house situated in a popular residential area and appealing to a wide range of buyers to include both first time buyers and buy to let investors. The property benefits include double glazed windows, gas central heating, modern fitments and is offered for sale with vacant possession.

Property briefly comprises entrance hall, living room, dining room, kitchen and bathroom to the ground floor. To the first floor there are two bedrooms. Externally there is a enclosed lawned garden to the front and a yard to the rear.



### Entrance Hall

Upvc entrance door and stairs leading to first floor.

### Living Room

15'11 x 12'03 (4.85m x 3.73m)

15'11 x 12'03

Double glazed window to front elevation, radiator, feature fire surround with electric fire and built in understairs cupboard.

### Dining Room

13'09 x 11'10 (4.19m x 3.61m)

13'09 x 11'10

Double glazed window to rear elevation, built in cupboard, radiator and open plan to

### Kitchen

10'03 x 6'09 (3.12m x 2.06m)

10'03 x 6'09

Range of wall and floor units with laminate worktop surfaces, sink unit and drainer, built in electric oven and gas hob, plumbing for washing machine, tiled splashbacks, radiator, upvc door to rear, tiled floor and double glazed window.

### Bathroom

Three piece suite comprising low level wc, wash hand basin set in vanity unit, bath with electric shower off taps, tiled splashbacks, double glazed window and heated towel rail.

### First Floor Landing

Double glazed window to rear elevation.

### Bedroom One

12' 06 x 8'04 max into recess (3.66m 1.83m x 2.54m max into recess)

12' 06 x 8'04 max into recess

Double glazed window to front elevation, radiator, built in storage cupboard housing central heating boiler.

### Bedroom Two

7'11 x 7'03 (2.41m x 2.21m)

7'11 x 7'03

Double glazed window to rear and radiator.

### Externally

Enclose lawned garden to front and yard to rear.

### Disclaimer 1

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property. For sale by auction see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

### Disclaimer 2

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not

disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+vat (total £2400) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with them, should you decide to use them you should know that we would receive a referral fee of £180 including Vat from them for the recommendation.

### Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

Details awaiting vendors approval.

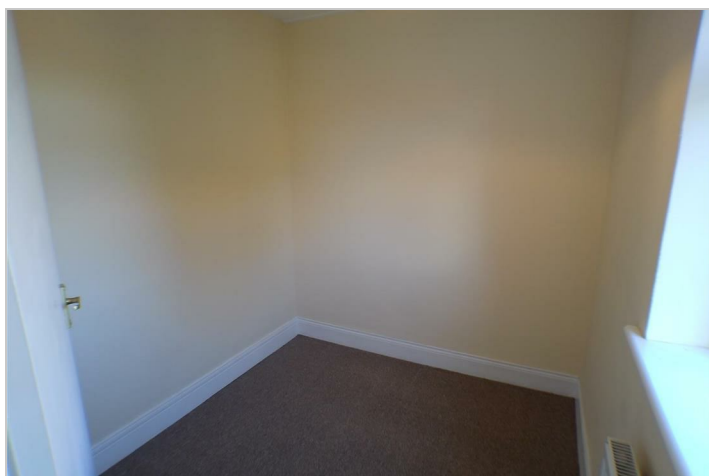
### Disclaimer 4

We are advised by the seller that the property has mains provided gas, electricity, water (low risk of surface water flooding) and sewerage.

The energy performance certificate attached

advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 17Mbps and the fastest package of 80Mbps at this postcode: NE42 5BH and mobile coverage is provided by EE (limited indoor), Three (none indoor), 02 (limited indoor and no indoor data) and Vodaphone (limited indoor and no indoor data)



## Road Map



## Hybrid Map



## Terrain Map



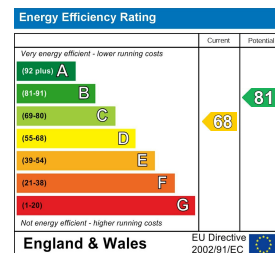
## Floor Plan



## Viewing

Please contact our The Agents Property Auction Office on 01661 831360 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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