



Prudhoe Grange Blyth

This stunning modern detached family home is situated in a quiet Cul-de-sac within the highly sought-after Prudhoe Grange offering the perfect blend of contemporary style and practicality. Located within the catchment area for popular local schools and with excellent transport links via the A1 and A189, this property is ideal for families looking for both convenience and comfort. The home welcomes you with a bright and spacious front lounge, leading to an inner hallway with access to a downstairs cloakroom/WC. At the heart of the property is a beautiful and contemporary dining kitchen, complete with French doors opening onto the generous and enclosed rear garden - a space that has been substantially improved by the current owner, creating the perfect setting for outdoor relaxation and entertaining. Upstairs, there are three well-proportioned bedrooms, including a stunning master bedroom with an attractive En-suite shower room. The fabulous family bathroom offers further modern elegance, ensuring style and practicality for everyday living. The property also benefits from a driveway and an integral garage. With such an exceptional standard of finish and a desirable location, interest in this home will be high. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£200,000



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Prudhoe Grange

Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

CLOAKS/WC

Low level WC, hand basin, single radiator

LOUNGE 16'10 (5.13) X 10'25 (3.10) maximum measurements into recess

Double glazed window to front, single radiator



KITCHEN 18'72 (5.66) X 7'71 (2.31)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, gas oven, gas hob, space for fridge/freezer, plumbed for washing machine, spot lights, double glazed door to rear garden

FIRST FLOOR LANDING

Built in storage cupboard, loft access: boarded, lighting

BEDROOM ONE 13'91 (4.19) X 9'69 (2.94) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes

EN-SUITE

Double glazed window to front, low level WC, hand basin, shower cubicle, part tiling to walls, heated towel rail



BEDROOM TWO 11'26 (3.40) X 8'78 (2.62)

Double glazed window to rear, single radiator

BEDROOM THREE 9'82 (2.95) X 7'92 (2.36)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls

FRONT GARDEN

Laid mainly to wall, driveway leading to garage

REAR GARDEN

Laid mainly to lawn, patio area, decking

GARAGE

Single



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway
Management fees: £76 per annum

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.

TENURE

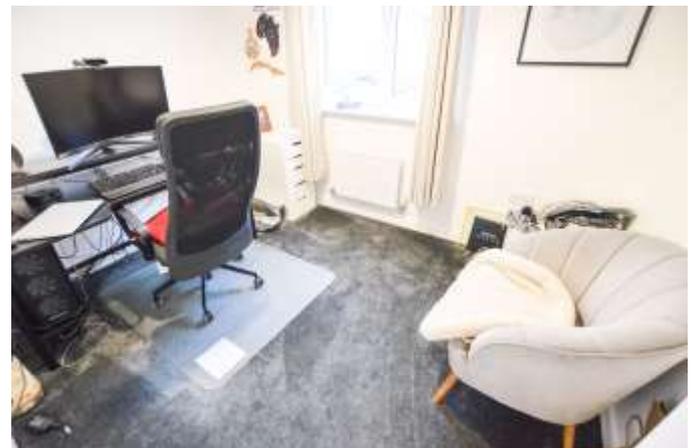
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	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.

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