



3 Bedrooms

Located in a sought after area of Prudhoe, this is a three bedroom detached house. Boasting three well-proportioned bedrooms, this property is ideal for families looking for a spacious and comfortable living space.

The ground floor comprises of an entrance hall, living room, dining kitchen, utility room and conservatory. Upstairs, you will find three bedrooms, and the family bathroom.

## Drawback

Prudhoe, Northumberland, NE42

Asking Price:

**£230,000**

EPC Rating: D



## Hallway

### Reception Room:

**13'5" by 16'7" (4.1m by 5.05m)**

Laminate flooring, central heating radiator, double glazed window.

### Dining Kitchen:

**20'7" by 16'7" (6.27m by 5.05m)**

Fitted with a range of wall and base units with work surfaces over, sink and drainer unit, integrated double oven, island unit with hob, space for fridge freezer, central heating radiator, double glazed window, door to conservatory.

### Utility Room:

Fitted units with stainless steel sink unit, plumbed for washing machine, space for fridge freezer, central heating radiator, double glazed window.

### Conservatory:

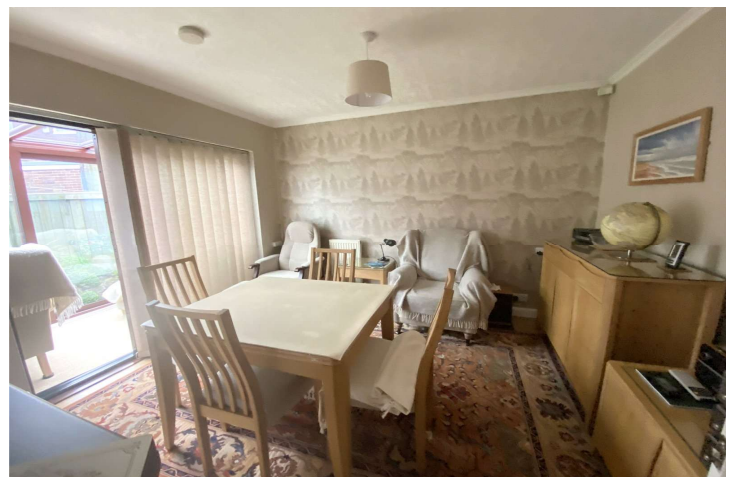
**8'6" by 4'8" (2.6m by 1.42m)**

Access to gardens.

### Bedroom:

**11'4" by 11'4" (3.45m by 3.45m)**

Central heating radiator, double glazed window.



For additional information and full photo gallery please visit [www.redhotproperty.co.uk](http://www.redhotproperty.co.uk)



**Bedroom:**

**9'5" by 9'5" (2.87m by 2.87m)**

Central heating radiator, double glazed window.

**Bedroom:**

**11'3" by 11'3" (3.43m by 3.43m)**

Central heating radiator, double glazed window.

**Bathroom:**

**8'7" by 9'4" (2.62m by 2.84m)**

Bath, walk in shower cubicle, wash hand basin, WC, central heating radiator, double glazed window.



**External:**

The property has driveway parking leading to the garage, to the front, while the rear of the property has enclosed low maintenance gardens with a variety of well-established plants and shrubs.

**Disclaimer:**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



**Material Information:**

The following information should be read and considered by any potential buyers prior to making transactional decision.

**Services:**

We are advised by the seller that the property has mains provided gas, electricity and water.

**Broadband Speed:**

The maximum speed for broadband in this area is shown by imputing the postcode into an online speed checker.

**Mobile Phone Signal:**

No know issues at the property.

**Northeast of England Ex Mining Area:**

We operate in an ex-mining area. This property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

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