



7 Fair View,

Prudhoe, Northumberland, NE42 6EU

youngsRPS 

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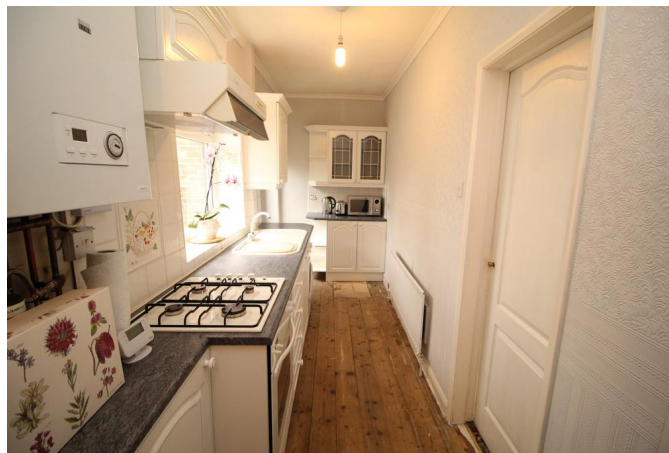
Guide Price: £95,000

Two bedroom mid terraced property pleasantly situated within the popular town of Prudhoe, within close proximity to shops, amenities and public transport. The property benefits from pleasant gardens to the front and rear and is offered for sale with no onward chain.

- Popular location
- Two bedrooms
- Double glazing
- Gas central heating
- Gardens to front and rear
- Ideal investment property
- No onward chain
- Energy efficiency rating D (61)

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01434 608980





DESCRIPTION

Two bedroom mid terraced property pleasantly situated within the popular town of Prudhoe, within close proximity to shops, amenities and public transport. The property benefits from pleasant gardens to the front and rear and is offered for sale with no onward chain.

The property benefits from double glazing and gas central heating and briefly comprises; entrance hall with door leading into the sitting room which has a feature fireplace housing an electric fire. There is a door leading into the kitchen which is fitted with wall and base units, complementary worktops incorporating a sink with mixer tap over, integrated electric oven with gas hob and extractor fan hood. On the first floor there are two bedrooms and a bathroom including a bath with electric over head shower, WC and wash hand basin.

Externally there are gardens to the front and rear mainly laid to lawn with a range of shrubs.

SERVICES

Mains electricity, water, drainage and gas are connected. Gas fired central heating to radiators also supplying the domestic hot water.

CHARGES

Northumberland County Council tax band A.

AGENCY NOTES

Please note the owner of this property is related to an employee of YoungsRPS.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

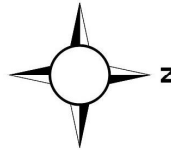
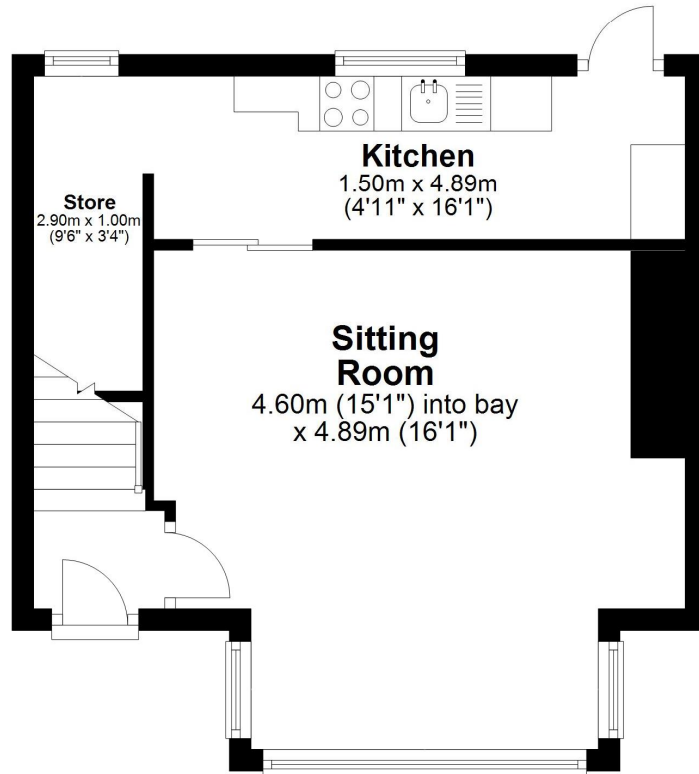
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



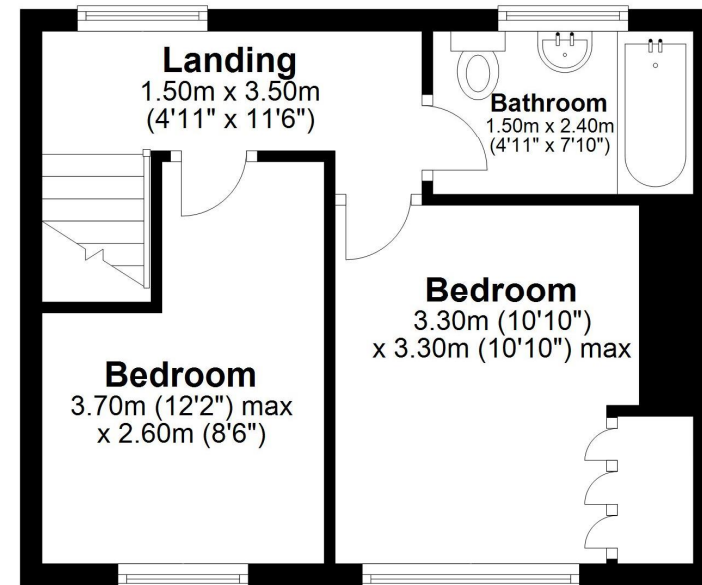
Ground Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.5 sq. feet)



Total area: approx. 63.0 sq. metres (677.7 sq. feet)

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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment 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 exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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