

## Auction guide price of £159,950 Rolley Way, Prudhoe, NE42



- DETACHED HOME
- SITUATED IN SOUGHT AFTER LOCATION
- DOUBLE GLAZING
- CENTRAL HEATING
- ENSUITE TO MASTER
- GARDENS TO THREE SIDES
- GARAGE
- NO UPWARD CHAIN
- THREE DOUBLE BEDROOMS
- EXCELLENT FAMILY HOME

\*\*\*DETACHED FAMILY HOME WITH THREE DOUBLE BEDROOMS

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Gilmore Estates are delighted to welcome to the market this three bedroom detached property situated in a sought after area in Prudhoe.

Gilmore Estates are delighted to welcome to the market this extremely well presented three bedroom detached house, situated in a sought after area in Prudhoe and close to all local amenities. The property briefly comprises of, Hall, Lounge, Diner and breakfasting Kitchen. To the first floor there are 3 double bedrooms and a family bathroom

Viewing is highly recommended to appreciate the attractive style and lay out of this property.

This Property is for sale by the modern method of auction online with

Properties under the Hammer, in addition to the purchase price a buyer's premium of 3% + VAT subject to a minimum of £3,500 + VAT is payable. Terms & Conditions apply."



# Rolley Way, Prudhoe, NE42

## Lobby

0.94m x 1.59m (3'1" x 5'3")

A UPVC entrance door leads into the lobby which has a UPVC window to the side aspect, wood flooring, central heating radiator, coving to ceiling and further door leading to the Lounge

## Lounge

3.62m x 4.34m (11'11" x 14'3")

This room features a modern gas fire with wood surround and further benefits from a UPVC window to the front aspect, wood flooring, coving to ceiling, tv and telephone point. An open archway leads through to the dining room.

## Dining Room

3.16m x 3.20m (10'4" x 10'6")

A spacious Dining Room that has French Doors leading on to the rear garden. The room also benefits from wood flooring, coving to ceiling, central heating radiator and has stairs leading to the first floor.

## Breakfasting Kitchen

2.81m x 4.10m (9'3" x 13'5")

The Kitchen features a range of wall and base units with laminate work surfaces over that extend into a breakfast bar area. Incorporated into the design is also a 5 ring gas hob with integrated electric oven and chrome extractor hood, a 1.5 stainless steel sink and drainer with chrome mixer tap and tiled splash backs. The Kitchen is also plumbed for an automatic washing machine, has a large walk in storage cupboard, integrated dishwasher, UPVC window to the rear aspect and UPVC door leading to the rear garden.

## Landing

1.81m x 4.27m (5'11" x 14'0")

A storage cupboard housing the boiler is situated on the landing and there is also access to the loft.

## Bedroom One

3.03m x 4.32m (9'11" x 14'2")

The Master Bedroom features built in wardrobes and drawers as well as two built in storage cupboards. There is also a UPVC window to the rear aspect, a central heating radiator and door leading to the en-suite.

## En-Suite

1.72m x 1.88m (5'8" x 6'2")

This room features a white suite comprising of a pedestal wash hand basin, W.C and shower cubicle. There is also an extractor fan, laminate flooring and central heating radiator.

## Bedroom Two

3.32m x 3.04m (10'11" x 9'12")

This bedroom has a UPVC window to the front aspect and a central heating radiator.

## Bedroom Three

2.99m x 2.46m (9'10" x 8'1")

This Bedroom has a UPVC window to the front aspect and a central heating radiator.

## Bathroom

1.73m x 2.05m (5'8" x 6'9")

This Bathroom features a white suite comprising of a W.C, Pedestal wash hand basin, and bath with shower head attachment. The walls are half tiled and there is an extractor fan, tiled floor and UPVC window to the side aspect

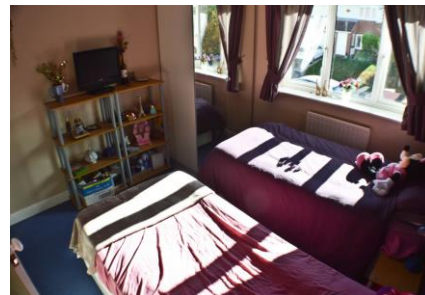
## Garage

2.58m x 4.78m (8'6" x 15'8")

The Garage has a up and over door, lights and electric.

## Externally

To the front of the property there is a single driveway leading to the garage, and additional gravelled parking area, lawn and shrubs. To the rear of the property there is a large patio area and steps leading down to a gravelled area featuring border shrubs. There is also a gravelled side garden and water tap.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	67	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

## Location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

VIEWING BY APPOINTMENT WITH AGENTS GILMORE ESTATES

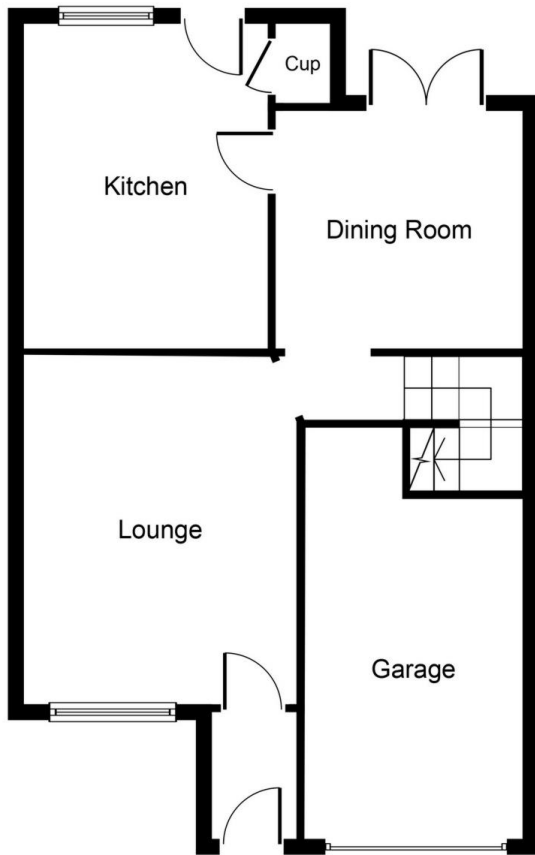
3a Front Street, Prudhoe, Northumberland, NE42 5HJ T: 01661 831224 E: info@gilmoreestates.com W: www.gilmoreestates.com

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

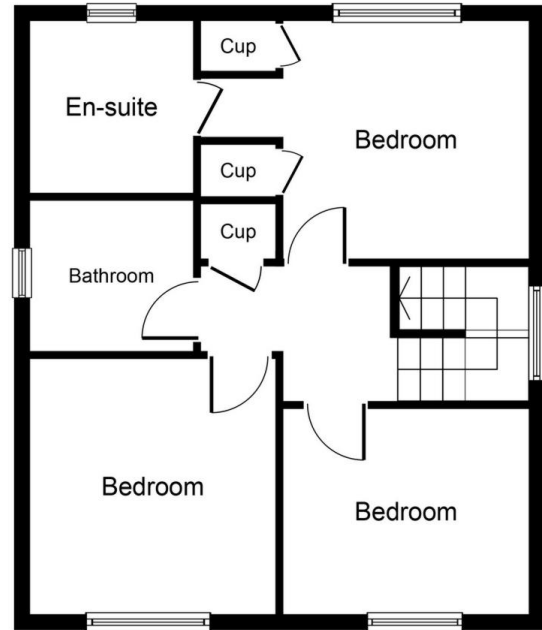
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GILMORE ESTATES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations available on request. All loans secured on property. Life assurance is usually required.



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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