



**Berne Lea
Edgewell Road
Prudhoe
Northumberland
NE42 6JH**

Offers in Excess of £220,000

bettermove

Edgewell Road Prudhoe

Bettermove are proud to present this 3 bedroom Detached House in Prudhoe available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage. The council tax band is C.

The interior of this property comprises a spacious living room and the fitted kitchen on the ground floor. The first floor consists of three bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Prudhoe, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Prudhoe Train Station, the A69 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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