

# GILMORE ESTATES

Property Sales & Lettings



£230,000

, West Farm Drive, Chopwell, Chopwell, Tyne and Wear, NE17 7BJ

# 12 West Farm Drive, Chopwell, Chopwell, Tyne and Wear, NE17 7BJ

\*\*\*\*NEW BUILD\*\*\*\*STONE SEMI DETACHED\*\*\*\*FOUR BEDROOMS\*\*\*THREE BATHROOMS\*\*\*KITCHEN & UTILITY ROOM\*\*\*GREAT LOCATION\*\*\*CHOICE OF KITCHEN\*\*\*CHOICE OF FLOORING\*\*\*\*\*LARGE SPACIOUS FAMILY ACCOMODATION\*\*\*REAR GARDEN\*\*\*DRIVEWAY PARKING\*\*\*STUNNING PROPERTY MUST BE VIEWED TO APPRECAITE\*\*\*COUNTRY VIEWS\*\*\*\*

This incredibly spacious four bedroom stone built semi detached house allows the purchaser to chose their own kitchen and flooring to be fitted before completion.

Viewings are to commence immediately.

## Entrance Hallway

4'1" x 7'8" (1.26 x 2.34)

Composite entrance door to hallway, UPvc window to side aspect, central heating radiator and stairs to the first floor.

## Lounge

13'5" x 11'9" (4.10 x 3.59)

Upvc window to front aspect, two central heating system and under stairs cupboard

## WC

3'2" x 4'10" (0.97 x 1.49)

White suite WC, wash hand basin, 1/2 tiled walls, extractor and chrome towel rail

## Kitchen

17'2" x 8'11" (5.24 x 2.72)

Upvc French doors to garden and Upvc window to rear aspect, wall mounted combi boiler, central heating radiator and inset spotlights, kitchen to be chosen by the buyer.

## Utility Room

5'2" x 6'11" (1.60 x 2.11)

Plumbed for washing machine, inset spotlights and extractor fan, units to be decided by the buyer

## First Floor Landing

10'7" x 11'6" (3.24 x 3.53)

Upvc window to side aspect. central heating radiator, linen cupboard and stairs to second floor.

## Bedroom

9'3" x 7'10" (2.82 x 2.39)

Upvc window to rear aspect with views and central heating radiator

## Bedroom

8'11" x 9'3" (2.74 x 2.84)

Upvc window to rear with views and central heating radiator.

## Bedroom

14'3" x 10'3" (4.36 x 3.14)

Upvc window to front aspect with views, central heating radiator.

## Ensuite

6'9" x 6'5" (2.08 x 1.97)

Shower cubicle, WC, pedestal wash hand basin, 1/2 tiled walls, inset spotlights, extractor fan and Upvc window to front aspect.

## Bathroom

6'10" x 6'0" (2.10 x 1.85)

White suite comprising of bath, WC and wash hand basin set into vanity unit, chrome towel rail, 1/2 tiled walls, inset spotlights and extractor fan.

## Second Floor Landing

6'0" x 6'1" (1.83 x 1.86)

Large storage cupboard

## Bedroom

10'9" x 14'7" (3.28 x 4.47)

Double glazed Velux window to rear aspect with views, central heating radiator, inset spotlights.

## Ensuite

4'3" x 8'1" (1.30 x 2.48)

Shower cubicle, WC, pedestal wash hand basin, 1/2 tiled walls, extractor fan, inset spotlights, chrome towel rail.

## Gardens

Garden to front aspect and enclosed south facing garden to the rear.

## Parking

Block paved off street parking to the rear of the property

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

