

# GILMORE ESTATES

Property Sales & Lettings



£249,950

, Birkdene, , Stocksfield, , NE43 7EN

# 40 Birkdene, Stocksfield, NE43 7EN

\*\*\*\*\* FOUR BEDROOMS \*\*\*\*\* SEMI-DETACHED HOUSE \*\*\*\*\* EXTENDED KITCHEN/UTILITY \*\*\*\*\*  
GAS CENTRAL HEATING \*\*\*\*\* DOUBLE GLAZING \*\*\*\*\* VILLAGE LOCATION \*\*\* GOOD ROAD/RAIL LINKS  
\*\*\*\*\* TWO RECEPTION ROOMS \*\*\*\* FRONT AND REAR GARDENS \*\*\* DRIVEWAY PARKING \*\*\*\*\*

Situated on the popular Birkdene Estate we offer for sale an extended four bedroom semi-detached house. Property briefly comprises :- Entrance hall, lounge, dining room, dining kitchen, garage/utility, to the first floor there are four bedrooms, family bathroom and a shower room. Externally there are gardens to the front and rear and driveway parking.

COUNCIL TAX BAND C

EPC RATING D

## ENTRANCE PORCH

3'4" x 7'0" (1.02 x 2.14)  
UPVC windows and entrance door, laminate wood flooring, UPVC door leading to :-

## ENTRANCE HALLWAY

2'11" x 6'7" (0.91 x 2.03)  
Central heating radiator, stairs to first floor.

## LOUNGE

13'7" x 12'11" (4.15 x 3.94)  
Gas fire with decorative surround, UPVC picture window to front, central heating radiator, TV point, through to :-

## DINING ROOM

8'10" x 10'5" (2.70 x 3.19)  
UPVC double glazed window to rear, central heating radiator.

## DINING KITCHEN

15'10" x 10'4" (4.84 x 3.15)  
Wall and base units with laminated worktop surfaces, integrated fridge/freezer, gas range master with glass extractor hood, 1 1/2 stainless steel sink unit and drainer with mixer tap, tiled splashbacks, wine rack, UPVC double glazed window to rear, UPVC french doors to rear garden, central heating radiator, tiled floor, door to.

## GARAGE/UTILITY

17'5" x 8'1" (5.31 x 2.48)  
UPVC french doors to rear, door to kitchen, base units with laminated worktop surfaces, plumbed for automatic washer, electric roller shutter door, light/electricity, tiled splashbacks.

## FIRST FLOOR LANDING

10'4" x 7'11" (3.16 x 2.43)  
Loft access, linen cupboard.

## BEDROOM ONE

12'11" x 9'10" (3.96 x 3.02)  
UPVC double glazed window to front with views, central heating radiator.

## BEDROOM FOUR

6'5" x 9'8" (1.96 x 2.95)  
UPVC double glazed window to front with views, central heating radiator, built in cupboard.

## BATHROOM

4'9" x 8'5" (1.46 x 2.59)  
Suite comprising :- Corner bath with centred mixer tap, pedestal wash hand basin, wc, fully tiled walls, tiled floor, extractor fan, UPVC double glazed window to rear.

## BEDROOM TWO

7'11" x 13'0" (2.43 x 3.97)  
UPVC double glazed window to front with views, central heating radiator.

## SHOWER ROOM

6'4" x 6'10" (1.94 x 2.10)  
Suite comprising

## BEDROOM THREE

10'0" x 10'11" (3.05 x 3.35)  
UPVC double glazed window to rear, airing cupboard.

## EXTERNALLY

## 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

