

# GILMORE ESTATES

Property Sales & Lettings



£230,000

, Lime Grove, Prudhoe, NE42 6PR



# 20 Lime Grove, Prudhoe, NE42 6PR

\*\*\*\* SEMI DETACHED \*\*\*\* FOUR BEDROOMS \*\*\*\* TWO BATHROOMS \*\*\*\* MODERN DINING KITCHEN \*\*\*\* UTILITY ROOM \*\*\*\* CONSERVATORY \*\*\*\* STUDY \*\*\*\* WOOD BURNING STOVE \*\*\*\* GARDENS \*\*\*\*

Gilmore Estates are delighted to offer this four bedroom semi detached house located on a very sought after cul de sac in Prudhoe. Close to the first school and in walking distance of the train station and bus routes.

Council Tax band C

EPC Rating C

FREEHOLD

## Entrance Hallway

6'3" x 12'0" (1.91 x 3.66)

Entrance door to hallway, stairs to first floor laminate wood flooring, central heating radiator and cloaks cupboard.

## Lounge

11'6" x 11'8" (3.52 x 3.57)

Upvc bow window to front aspect, central heating radiator, multi fuel burning stove, TV point and arch to dining kitchen

## Dining Kitchen

10'11" x 18'0" (3.35 x 5.49)

Wall and base units with laminate work surfaces, high level oven Induction hob, extractor hood, 1.5 sink and drainer, breakfast bar, tiled splashbacks, laminate wood flooring and Upvc French doors to Conservatory

## Conservatory

10'2" x 9'4" (3.12 x 2.85)

Double glazed wooden conservatory with French doors to garden, laminate wood flooring and central heating radiator.

## Utility Room

8'1" x 10'9" (2.48 x 3.31)

Upvc window and door to rear, plumbed for washing machine and tiled splashbacks.

## Study / Storage Room

9'8" x 7'10" (2.96 x 2.40)

## First Floor Landing

7'8" x 8'9" (2.35 x 2.67)

Loft access to boarded loft and light.

## Bedroom One

17'1" x 8'0" (5.21 x 2.44)

Upvc window to front aspect and central heating radiator.

## Ensuite

5'0" x 7'8" (1.53 x 2.36)

Corner shower cubicle, WC, pedestal wash hand basin, tiled splashbacks, tiled floor, towel rail, inset spotlights and window to rear aspect.

## Bedroom Two

11'11" x 12'2" (3.64 x 3.71)

Upvc window to front aspect and central heating radiator.

## Bedroom Three

8'11" x 10'7" (2.74 x 3.24)

Upvc window to rear aspect, central heating radiator and built in cupboards.

## Bedroom Four

8'11" x 7'8" (2.72 x 2.34)

Upvc window to front aspect, central heating radiator and built in cupboard.

## Bathroom

9'3" x 5'5" (2.83 x 1.66)

Upvc window to rear, white suite comprising of bath with combi fed shower over and glazed screen, inset WC and wash hand basin, fully tiled walls and floor, extractor fan, inset spotlights and towel rail.

## Garage / Storage

7'4" x 8'6" (2.25 x 2.61)

Up and over door, wall mounted boiler.

## 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

