

GILMORE ESTATES

Property Sales & Lettings



£139,950

, Western Avenue, , Prudhoe, , NE42 6PA

59 Western Avenue, Prudhoe, NE42 6PA

*** THREE BEDROOMS *** SEMI-DETACHED HOUSE *** GAS CENTRAL HEATING *** DOUBLE GLAZING ***
FRONT AND REAR GARDENS *** CLOSE TO AMENITIES & RAILWAY STATION *** GOOD ROAD LINKS ***

A three bedroom semi-detached house situated on Western Avenue, Prudhoe and within walking distance of local amenities and railway station. Accommodation briefly comprises :- Entrance hall, lounge, breakfasting kitchen, stairs to first landing, bedroom and bathroom, stairs to second landing, two double bedrooms. Externally there are gardens to the front and rear of the property.

COUNCIL TAX BAND B

Hallway

10'0" x 2'11" (3.06 x 0.90)

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

Lounge

14'2" x 11'8" (4.32 x 3.58)

Upvc window to front aspect with views, central heating radiator, laminate wood flooring and wall lights.

Dining Kitchen

9'3" x 16'4" (2.82 x 4.98)

Upvc window to front aspect with views new kitchen comprising of wall and base units with laminate work surfaces, high level oven with built in microwave, electric hob and stainless steel chimney extractor, plumbed for washing machine, sink and drainer unit with mixer tap, cupboard housing combi boiler, Upvc window and door to side aspect, and tiled splashbacks.

First Floor Landing

6'3" x 7'8" (1.91 x 2.36)

Upvc French doors to rear garden and stairs to second floor.

Bathroom

6'10" x 5'5" (2.09 x 1.67)

Bath with centred tap and comb fed shower

attachment, WC and pedestal wash hand basin, Upvc window to side aspect, tiled splashbacks, laminate ceiling and inset spotlights,

Bedroom Three

10'9" x 7'7" (3.30 x 2.32)

Upvc window to rear aspect, central heating radiator and loft access.

Second Floor Landing

7'2" x 5'11" (2.19 x 1.81)

Loft access and walk in storage cupboard.

Bedroom One

11'9" x 10'10" (3.59 x 3.32)

Upvc window to front aspect with valley views, central heating radiator and laminate wood flooring.

Bedroom Two

10'0" x 12'6" (3.05 x 3.82)

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

Front Garden

Low maintenance gravelled front garden

Rear Garden

Tiered garden with paved patio and lawned area.

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

3a Front Street, Prudhoe, NE42 5HJ

Tel: 01661 831224 Email: info@gilmoreestates.com <https://www.gilmoreestates.com>

