

# GILMORE ESTATES

Property Sales & Lettings



£150,000

, Fairfields, Ryton, Ryton, Tyne & Wear, NE40 3AS

# 31 Fairfields, Ryton, Ryton, Tyne & Wear, NE40 3AS

\*\*\* THREE BEDROOMS \*\*\* END TERRACED \*\*\* GAS CENTRAL HEATING \*\*\* DOUBLE GLAZED WINDOWS \*\*\*  
FRONT AND REAR GARDENS \*\*\* WALKING DISTANCE TO AMENITIES & SCHOOL \*\* GOOD ROAD LINKS \*\*\*

Available for sale with vacant possession we offer for sale a three bedroom end terrace with gardens to the front and rear and within walking distance of schools, amenities and public transport. Accommodation briefly comprises :- Entrance to lounge, dining kitchen, w.c, rear porch, to the first floor there are three bedrooms and a bathroom.

EPC RATING C

COUNCIL TAX BAND A

## Entrance

Upvc entrance door to lounge

## Lounge

14'2" x 14'7" (4.34 x 4.46)

Upvc entrance door to lounge, Upvc window to front aspect, electric fire with decorative surround, central heating radiator, laminate wood floor, glazed French doors to dining kitchen.

## Dining Kitchen

19'3" x 10'7" (5.89 x 3.24)

Upvc bow window to front aspect, central heating radiator, laminate wood flooring to the kitchen area there are wall and base units with laminate work surfaces, integral oven with electric hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine cloaks cupboard and Upvc window and door to rear garden.

## Rear Porch

5'8" x 7'1" (1.75 x 2.18)

Upvc window and door to rear garden and central heating radiator.

## Downstairs WC

2'9" x 6'1" (0.85 x 1.86)

WC, pedestal wash hand basin, tiled effect laminate walls and floor, Upvc window to front aspect.

## First Floor Landing

6'7" x 14'11" (2.02 x 4.57)

Upvc window to front aspect and cupboard housing boiler.

## Bedroom One

11'11" x 10'0" (3.64 x 3.06)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

11'10" x 8'8" (3.62 x 2.65)

Upvc window to front aspect and central heating radiator.

## Bedroom Three

5'10" x 12'0" (1.80 x 3.66)

Upvc window to front aspect and central heating radiator.

## Bathroom

10'7" x 6'1" (3.25 x 1.86)

Curved bath with centred tap and shower attachment, WC, pedestal wash hand basin, chrome towel rail, fully tiled walls and floor, Upvc window to rear aspect.

## Front Garden

Lawned garden to the front

## Rear Garden

Low maintenance garden. Fully enclosed, gravelled patio, small lawn, gazebo, brick outhouse. Gate access to rear

## 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

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