

GILMORE ESTATES

Property Sales & Lettings



£295,000

, Field Close, Cottier Grange, Prudhoe, , NE42 5EZ

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**** DETACHED HOUSE **** SPACIOUS LOUNGE **** DINING KITCHEN ***** CLOAKS WC **** THREE BEDROOMS
MASTER WITH ENSUITE **** MODERN WHITE BATHROOM SUITE *****

Gilmore Estates are delighted to welcome this very attractive three bedroom detached house located on the highly sought after Cottier Grange estate in Prudhoe. This property is decorated in neutral colours throughout and must be viewed to fully appreciate.

Entrance Hallway

6'6" x 8'1" (1.99 x 2.47)

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

Cloaks WC

6'7" x 2'11" (2.02 x 0.90)

WC, pedestal wash hand basin, tiled splashbacks, extractor and laminate wood flooring.

Lounge

11'1" x 14'1" (3.39 x 4.30)

Upvc window to rear aspect and central heating radiator.

Dining Kitchen

23'9" x 11'6" (7.25 x 3.52)

Upvc window to front aspect, Cashmere high gloss wall and base units with laminate work surfaces, high level double oven, Induction hob with extractor hood, 1.5 stainless steel sink and drainer with mixer tap, integral dishwasher, washing machine and fridge / freezer, inset spotlights, laminate wood flooring, two central heating radiators and Upvc French doors to rear garden.

First Floor Landing

7'3" x 14'11" (2.21 x 4.55)

Upvc windows to front and side aspects, airing cupboard and loft access.

Bedroom One

13'0" x 13'1" (3.97 x 4.01)

Two Upvc windows to rear aspect and central heating radiator.

Ensuite

3'10" x 7'7" (1.19 x 2.32)

Fully tiled shower cubicle, WC, wash hand basin, chrome towel rail, tiled splashbacks, shaver point, inset spotlights, extractor fan and tiled floor.

Bedroom Two

9'6" x 13'1" (2.92 x 4.01)

Upvc window to rear aspect and central heating radiator

Bedroom Three

7'8" x 10'4" (2.34 x 3.17)

Upvc window to front aspect and central heating radiator.

Bathroom

6'0" x 6'10" (1.83 x 2.09)

White suite comprising of bath with chrome mixer tap and combi fed shower over and glazed screen, WC, wash hand basin, tiled splashbacks, tiled floor, chrome towel rail, tiled floor, inset spotlights and extractor fan.

Garage

Single garage with up and over door

Front Garden

Block paved driveway and lawn.

Rear Garden

Paved patio, shaped lawn, paths and borders.

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

