

# GILMORE ESTATES

Property Sales & Lettings



£255,000

, Dene Road, , Wylam, , NE41 8EZ

# 112 Dene Road, Wylam, NE41 8EZ

\*\*\*\*\* EXTENDED FOUR BEDROOM HOUSE \*\*\*\*\* TWO RECEPTION ROOMS \*\*\*\*\* KITCHEN AND UTILITY AREA \*\*\*\*\*  
ENSUITE SHOWER ROOM \*\*\*\*\* GARDENS TO THREE SIDE \*\*\*\*\* GARAGE \*\*\*\*\* VILLAGE LOCATION \*\*\*\*\*

## Porch

3'3" x 4'0" (1.01 x 1.23)

Entrance door to lobby, laminate wood flooring and door to

## Lounge

13'3" x 18'1" (4.04 x 5.52)

Upvc picture window to front aspect, two central heating radiators, laminate wood flooring. wall lights.

## Dining Room

14'6" x 13'8" (4.43 x 4.19)

Upvc window to rear and side, door to rear hallway, tiled flooring, understairs cupboard, stairs to first floor and arch to kitchen.

## Kitchen

9'6" x 7'10" (2.92 x 2.39)

Upvc window to rear aspect, wall and base units with laminate work surfaces, electric cooker point with extractor hood, plumbed for washing machine, 1.5 stainless steel sink and drainer with mixer tap, plumbed for dishwasher and tiled splashbacks,

## Inner Hallway

5'2" x 5'10" (1.58 x 1.79)

Laminate ceiling, inset spotlights ad door to garage.

## Rear Hallway

5'5" x 3'10" (1.66 x 1.19)

Upvc door to rear garden, Upvc window to side aspect and tiled floor.

## First Floor Landing

5'11" x 13'8" (1.82 x 4.19)

Loft access.

## Bedroom One

10'2" x 10'0" (3.10 x 3.06)

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

## Ensuite

8'0" x 3'8" (2.44 x 1.13)

WC, pedestal wash hand basin, shower cubicle with electric shower, laminate splashbacks, extractor fan, Upvc window to rear.

## Bedroom Two

11'1" x 9'8" (3.40 x 2.96)

Upvc window to side aspect and central heating radiator.

## Bedroom Three

9'0" x 9'0" (2.75 x 2.75)

Upvc window to front aspect and central heating radiator.

## Bedroom Four

9'4" x 7'9" (2.87 x 2.38)

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

## Bathroom

7'7" x 8'6" (2.32 x 2.60)

White suite with chrome mixer tap and shower attachment, linen cupboard housing combi boiler, two Upvc windows to rear aspect, laminate ceiling with inset spotlights, central heating radiator with towel rail, tiled splashbacks and tiled flooring.

## Garage

18'1" x 7'10" (5.52 x 2.40)

Up and over door, light and electric, door to inner hallway.

## Front Garden

Tarmac and gravelled front garden with raised beds.

## Rear and Side Garden

Private rear garden with large decking area to the rear and ;awn to rear and side.

## 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](mailto:info@gilmoreestates.com) <https://www.gilmoreestates.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-64 <b>D</b>		
43-54 <b>E</b>		
31-42 <b>F</b>		
13-30 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-64 <b>D</b>		
43-54 <b>E</b>		
31-42 <b>F</b>		
13-30 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		