

# GILMORE ESTATES

Property Sales & Lettings



£270,000

, The Copse, , Prudhoe, , NE42 5DA

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\*\*\*\*\* DETACHED HOUSE \*\*\*\*\* TWO RECEPTION ROOMS \*\*\*\*\* CONSERVATORY \*\*\*\*\* KITCHEN \* UTILITY ROOM \*\*\*\*\*  
CLOAKS WC \*\*\*\*\* THREE BEDROOMS \*\*\*\*\* BATHROOM \*\*\*\*\* GARAGE & GARDENS \*\*\*\*\* VERY SMALL CUL DE SAC  
\*\*\*\*\* SMALL CHILDRENS PLAYGROUND \*\*\*\*\*

## Entrance Hallway

4'4" x 4'2" (1.33 x 1.28)

Upvc entrance door to hallway, central heating radiator and stairs to the first floor.

## Lounge

10'6" x 16'4" (3.21 x 4.98)

Upvc Bay window to front aspect, central heating radiator, electric fire, telephone point and arch to

## Dining Room

8'8" x 9'11" (2.65 x 3.04)

Double glazed patio doors to conservatory and central heating radiator.

## Conservatory

10'9" x 11'7" (3.30 x 3.55)

Laminate wood flooring, Upvc French doors to garden and wall lights.

## Kitchen

10'11" x 8'10" (3.35 x 2.71)

Wall and base units with laminate work surfaces, high level oven and microwave, gas hob with extractor hood, integral fridge, central heating radiator, understairs cupboard, tiled splashbacks and Upvc window to rear aspect.

## Utility Room

4'3" x 5'1" (1.30 x 1.55)

Wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbed for washing machine, plumbed for dishwasher, tiled splashbacks, cupboard housing boiler, Upvc door o rear garden.

## Cloaks WC

5'2" x 2'9" (1.59 x 0.86)

Upvc window to side aspect, WC, pedestal wash hand basin, central heating radiator and tiled splashbacks.

## First Floor Landing

9'2" x 10'2" (2.80 x 3.12)

Loft access and airing cupboard.

## Bedroom One

11'6" x 12'7" (3.52 x 3.85)

Two Upvc windows to front aspect with views, central heating radiator and built in cupboard.

## Dressing Area

4'0" x 5'10" (1.23 x 1.78)

Upvc window to side aspect, vanity unit and built in wardrobe.

## Ensuite

5'5" x 5'11" (1.66 x 1.81)

Corner walk in shower unit with glazed screen, WC, pedestal wash hand basin, laminate splashbacks, extractor, chrome towel rail and Upvc window to rear.

## Bedroom Two

11'7" x 8'11" (3.54 x 2.72)

Upvc window to rear aspect, central heating radiator, built in wardrobes with mirrored doors.

## Bedroom Three

10'6" x 6'10" (3.22 x 2.10)

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

## Bathroom

6'7" x 7'8" (2.03 x 2.36)

White suite comprising of bath with electric shower over and glazed screen, WC and wash hand basin set into vanity unit, 1/2 tiled walls and tiled floor, chrome towel rail and extractor.

## Garage

8'8" x 16'8" (2.66 x 5.10)

Up and over door, light and electric and door to garden.

## Front Garden

Blocked paved patio and shaped lawn.

## Rear Garden

Paved patios, lawn and borders garden shed, gate access to side and gate access to woodland.

## 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

