

GILMORE ESTATES

Property Sales & Lettings



£270,000

, Hedgelea, , Ryton, , NE40 3BW

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**** THREE BEDROOMS **** SEMI-DETACHED HOUSE *** DOUBLE GARAGE **** CORNER PLOT ****
GAS CENTRAL HEATING **** DOUBLE GLAZED WINDOWS **** GARDENS TO THREE SIDES ***

For sale with no onward chain and requiring updating a three bedroom semi-detached house situated on a large corner plot. Property benefits from two reception rooms, double garage, gardens to three sides and has the potential to extend. Property briefly comprises :- Entrance hall, lounge, dining room, kitchen, to the first floor there are three bedrooms and a bathroom. Externally there are good sized gardens to three sides and a driveway leading to the double garage.

EPC RATING C
COUNCIL TAX BAND C

ENTRANCE HALL

15'3" x 6'11" (4.66 x 2.13)

Central heating radiator, storage cupboard.

LOUNGE

14'11" x 13'1" (4.55 x 4)

Double glazed bay window, central heating radiator, inglenook with gas fire.

DINING ROOM

15'5" x 12'1" (4.72 x 3.69)

Double glazed bay window, wall mounted gas fire, central heating radiator.

KITCHEN

8'11" x 17'11" (2.73 x 5.47)

Range of wall and base units, two double glazed windows, sink unit with mixer tap, wall and floor tiles, central heating radiator.

TO THE FIRST FLOOR

8'5" x 9'0" (2.57 x 2.75)

Double glazed window, loft access (boarded).

BEDROOM THREE

8'4" x 9'6" (2.55 x 2.91)

Double glazed window and central heating radiator.

BEDROOM ONE

10'7" x 15'1" (3.24 x 4.62)

Double glazed bay window, central heating radiator, fitted wardrobes, storage cupboard.

BEDROOM TWO

10'7" x 10'6" (3.23 x 3.21)

Storage cupboards, fitted wardrobes.

BATHROOM

8'8" x 8'4" (2.65 x 2.55)

Suite comprising :- Shower cubicle low level w.c, pedestal wash hand basin, two double glazed windows, wall tiles, central heating radiator.

DOUBLE GARAGE

27'1" x 20'4" (8.28 x 6.22)

Roller shutter door, electric point.

EXTERNALLY

To the front there is paved and gravelled patio, lawned garden and driveway leading to the garage.

To the side garden there is a lawned garden.

To the rear there are lawned gardens, pond, shed, paved patio.

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

