

GILMORE ESTATES

Property Sales & Lettings



£195,000

, Field Close, , Prudhoe, Northumberland, NE42 5EZ

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**** SEMI DETACHED HOUSE **** TWO DOUBLE BEDROOMS **** MODERN KITCHEN & BATHROOM **** SEPERATE OFFICE WORK SPACE **** CLOAKS WC **** ENCLOSED GARDEN **** DRIVEWAY PARKING **** VERY DESIRABLE LOCATION ****

Entrance Hallway

5'1" x 5'6" (1.56 x 1.70)

Entrance door to hallway, central heating radiator and stairs to first floor

Lounge

13'7" x 11'9" (4.16 x 3.60)

Upvc window to front aspect, central heating radiator and understairs cupboard.

Cloaks Wc

3'7" x 5'1" (1.10 x 1.56)

Wc, pedestal wash hand basin, tiled splashbacks, extractor fan and central heating radiator.

First Floor Landing

6'11" x 10'3" (2.11 x 3.13)

Bedroom One

11'8" x 16'1" (3.57 x 4.92)

Upvc window to front aspect, fitted wardrobes, central heating radiator and built in linen cupboard.

Bedroom Two

8'2" x 12'3" (2.51 x 3.74)

Upvc window to rear aspect and central heating radiator.

Bathroom

6'7" x 6'9" (2.01 x 2.07)

White suite comprising of bath with shower over and glazed screen, WC, wash hand basin set into vanity

unit, tiled splashbacks, towel rail, extractor and Upvc window to rear aspect.

Garden Office

7'5" x 9'6" (2.27 x 2.92)

Fully insulated home office with inset spotlights, electric wall heater, electrical sockets broadband and separate circuit breaker.

Shed

7'11" x 3'10" (2.42 x 1.18)

Attached to home office with light and electric

Front Garden

Driveway parking to front and access to rear garden.

Rear Garden

Paved patio, lawn and outdoor kitchen area,

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	84	
69-80 C		
55-65 D		
45-54 E		
35-44 F		
25-34 G		
1-24 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-104 A		
81-91 B		
69-80 C		
55-65 D		
45-54 E		
35-44 F		
25-34 G		
1-24 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		