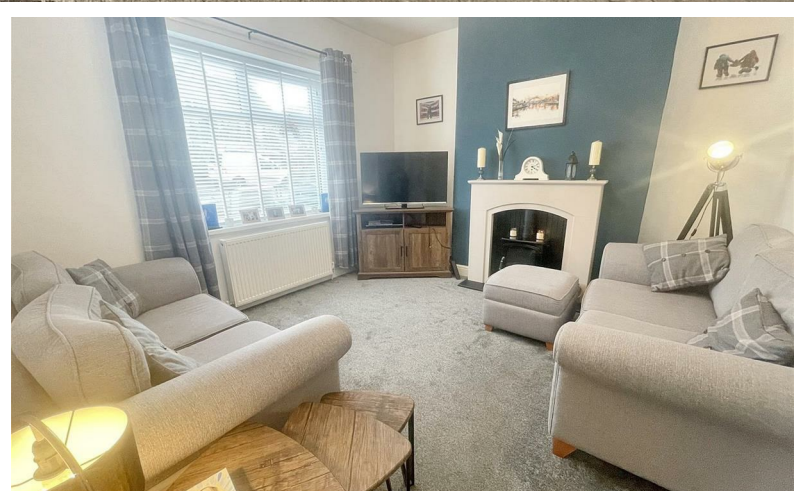


# GILMORE ESTATES

Property Sales & Lettings



£165,000

, Woodburn Terrace, , Prudhoe, , NE42 6JX

# 11 Woodburn Terrace, Prudhoe, NE42 6JX

\*\*\*\* END TERRACED HOUSE \*\*\*\* THREE BEDROOMS \*\*\*\*\* MODERN DINING KITCHEN \*\*\*\*\* CELLAR ROOM \*\*\*\* UTILITY ROOM \*\*\*\* WC \*\*\*\* DOUBLE DRIVEWAY, STUNNING VIEWS \*\*\*\* CAN BE SOLD WITH NO UPPER CHAIN \*\*\*\*

## Entrance Hallway

16'1" x 3'1" (4.91 x 0.95)

Composite door to hallway, central heating radiator and stairs to first floor.

## Lounge

12'1" x 12'7" (3.69 x 3.86)

Upvc window to front aspect, electric feature log burner and central heating radiator.

## Dining Kitchen

12'11" x 13'6" (3.96 x 4.14)

Wall base and display units with laminate work surfaces, gas range cooker with double extractor hood, integral dishwasher, integral fridge and freezer, 1.5 stainless steel sink and drainer with mixer tap, centre island, tiled splashbacks, open plan to dining area and door to lower ground floor.

## Dining Area

7'4" x 5'9" (2.24 x 1.76)

Upvc windows to rear and side aspects

## Cellar Room

12'1" x 15'7" (3.69 x 4.75)

Upvc window to rear aspect and central heating radiator.

## WC

4'6" x 5'10" (1.39 x 1.80)

Upvc window to rear aspect, wash hand basin and tiled splashbacks.

## Utility Room

8'4" x 5'11" (2.56 x 1.82)

Upvc door to rear access, wall mounted combi boiler and plumbed for automatic washing machine.

## First Floor Landing

5'6" x 16'5" (1.69 x 5.01)

Upvc window to rear aspect with views and loft access.

## Bedroom One

12'5" x 9'3" (3.80 x 2.82)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

10'1" x 8'2" (3.08 x 2.49)

Two upvc windows to rear aspect with views and central heating radiator.

## Bedroom Three

6'4" x 10'2" (1.94 x 3.12)

Upvc window to front aspect and central heating radiator.

## Shower Room

9'1" x 5'2" (2.79 x 1.60)

Walk in shower cubicle with combi fed shower over and glazed screen, WC and wash hand basin set into vanity unit, laminate walls and ceiling, chrome towel rail and feature shelving.

## Externally

Small town garden to the front and large block paved driveway to the rear with parking for 2 cars.

## 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

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Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	A		
102-91	B		
89-81	C		
75-64	D		
59-54	E		
47-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-91	B		
89-80	C		
75-63	D		
59-54	E		
47-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	