

# GILMORE ESTATES

Property Sales & Lettings



£195,000

, Beal View, , West Mickley, Northumberland, NE43 7AX

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\*\*\*VIRTUAL TOUR AND VIEWING AVAILABLE\*\*\*END TERRACED HOUSE\*\*\*LOUNGE WITH WOOD BURNER\*\*\*LARGE DINING KITCHEN\*\*\*CLOAKS WC\*\*\*TWO BEDROOMS\*\*\*LOFT ROOMS\*\*\*ELECTRIC GATES TO PARKING\*\*\*REAR GARDENS AND OUTBUILDINGS\*\*\*STUNNING VIEWS\*\*\*

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## Entrance Porch

Upvc entrance door to porch, Upvc door to hallway.

## Entrance Hallway

3'3" x 4'0" (0.99 x 1.23)

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

## Lounge

11'8" x 15'11" (3.55 x 4.85)

Upvc picture window to front aspect with stunning views across the valley, cast iron wood burning stove set within stone Inglenook and tiled hearth, central heating radiator, wall lights, under stairs cupboard and glazed door to dining kitchen.

## Dining Kitchen

14'2" x 17'5" (4.31 x 5.32)

Wall, base and display units with laminate work surfaces with breakfast bar, 1.5 sink and drainer with mixer tap, gas cooker point with extractor hood, wine chiller fridge, integrated dishwasher, fridge freezer and washing machine, Upvc window and door to rear, 2 Velux windows with solar powered remote, tiled flooring and underfloor heating.

## Cloaks WC

3'7" x 7'4" (1.09 x 2.23)

WC, pedestal wash hand basin, combi boiler, tiled splashbacks, central heating radiator, tiled floor with under floor heating.

## First Floor Landing

6'11" x 4'8" (2.11 x 1.41)

Central heating radiator.

## Bathroom

6'11" x 8'7" (2.10 x 2.62)

White suite with corner bath, pedestal wash hand basin, WC, corner shower cubicle, laminate walls and ceiling, inset

spotlights, central heating radiator and Upvc window to rear aspect.

## Bedroom One

11'7" x 10'7" (3.52 x 3.22)

Upvc window to front aspect with stunning views of the valley, fitted wardrobes, central heating radiator and stairs to loft rooms.

## Bedroom Two

13'6" x 11'9" (4.12 x 3.58)

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

## Second Floor Landing

7'3" x 7'3" (2.21 x 2.20)

Double glazed Velux window to the rear, walk in storage cupboard and apex roof storage.

## Loft Room

15'8" x 7'9" (4.77 x 2.36)

Double glazed Velux window to rear aspect and apex roof storage.

## Front Garden

Terraced patio

## Outhouse

Currently used as utility room with light and electric.

## Rear Garden

Paved patios, 3 garden sheds, outside tap, lawn, log store, small step of bedding to the external boundary, to the rear of the garden there is parking area for 3 cars accessed by electric gate.

## 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

