

# GILMORE ESTATES

Property Sales & Lettings



£225,000

, Welton Close, , Stocksfield, Northumberland, NE43 7ER

# 38 Welton Close, Stocksfield, Northumberland, NE43 7ER

\*\*\*\*EXTENDED SEMI DETACHED HOUSE\*\*\*\* CUL DE SAC LOCATION \*\*\* LARGE DINING KITCHEN \*\*\*\* SPACIOUS LOUNGE \*\*\*\* STUDY \*\*\* THREE BEDROOMS \*\*\*\* MODERN BATHROOM AND WC  
\*\*\*\* GARAGE \*\*\*\* ELECTRIC CAR CHARGING POINT \*\*\*\* FRONT & REAR GARDENS \*\*\*\*

Stocksfield is a very sought after village in the Tyne Valley. The village has a doctors surgery, garage, convenience store and post office. Broomley first school and the train station are within walking distance.

There is a bustling community with something for everyone from walking, running, singing and health and well being classes. Children's activities include play groups, football and cricket to name but a few. Many walks are on the doors step such as Broomley Woods, the Fords and open countryside.

## Entrance Porch

6'3" x 6'3" (1.92 x 1.93)

Upvc entrance door, Upvc windows to front and side aspects and laminate wood flooring.

## Lounge

16'7" x 14'11" (5.06 x 4.55)

Upvc window to front aspect, central heating radiator, gas fire in timber surround, understairs cupboard and stairs to kitchen.

## Breakfasting Kitchen

19'8" x 16'9" (6.00 x 5.12)

Wall and base units with laminate work surfaces, integral oven, gas hob, extractor fan, plumbed for dishwasher, plumbed for automatic washing machine, 1.5 stainless steel sink and drainer with mixer tap, tiled splashbacks, tiled floor, double glazed patio doors to rear, Upvc window to rear and two additional Velux windows and central heating radiator.

## Study

3'11" x 10'4" (1.21 x 3.15)

Wall mounted boiler and central heating radiator.

## Bedroom One

10'8" x 14'7" (3.26 x 4.47)

Upvc window to front aspect, laminate wood flooring and central heating radiator.

## Bedroom Two

11'7" x 9'10" (3.54 x 3.02)

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

## Bedroom Three

8'4" x 8'0" (2.56 x 2.44)

Upvc window to front aspect and central heating radiator.

## Bathroom

6'4" x 6'1" (1.95 x 1.86)

White suite comprising of bath with combi fed shower over and glazed screen, wash hand basin set into vanity unit, tiled walls and floor and chrome towel rail.

## WC

2'10" x 5'6" (0.87 x 1.68)

WC, Upvc window to side aspect and tiled floor.

## Garage

Up and over door, light and electric, door to rear

## Front Garden

Driveway leading to garage, electric car charging point.

## Rear Garden

Terraced garden with lower and upper patio areas, access to garage.

## 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

