

GILMORE ESTATES

Property Sales & Lettings



£125,000

, Argyle Terrace, , Hexham, , NE46 1QB

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**** GROUND FLOOR MAISONETTE **** TWO DOUBLE BEDROOMS *** OPEN PLAN LOUNGE AND DINING KITCHEN
***** MODERN BATHROOM **** PRIVATE REAR YARD **** TOWN CENTRE LOCATION ****

CALCULATE YOUR MORTGAGE PAYMENTS HERE:

<https://dsly.co/fRNqleC>

Entrance Lobby

5'6" x 3'1" (1.68 x 0.94)

Composite door to lobby and timber and glazed door to hallway.

Entrance Hallway

13'5" x 3'4" (4.10 x 1.02)

Central heating radiator, laminate wood floor, stairs down to bedroom.

Lounge / Bedroom

14'3" x 13'0" (4.36 x 3.98)

Upvc window to front aspect, central heating radiator, laminate wood floor and built in wardrobes and over head locker space.

Lounge / Dining Room

10'10" x 13'3" (3.32 x 4.04)

Upvc window to side aspect, laminate wood flooring, cloaks cupboard, central heating radiator and open plan to kitchen.

Kitchen

9'4" x 10'4" (2.86 x 3.16)

Wall and base units with timber work surfaces, integral oven with gas hob and extractor hood, sink and drainer with mixer tap, inset spotlights, tiled splashbacks, breakfast bar, timber flooring and Upvc window to side aspect.

Rear Hallway

4'3" x 3'3" (1.32 x 1.00)

Upvc door to rear yard, utility cupboard housing combi boiler and plumbed for washing machine.

Bathroom

7'0" x 6'1" (2.15 x 1.86)

Corner shower cubicle, WC, wash hand basin set into vanity unit, extractor, fully tiled walls and contemporary towel rail.

Bedroom

10'0" x 9'10" (3.06 x 3.00)

Laminate wood flooring, central heating radiator, large walk in cupboard and Upvc window to side aspect.

Yard

Enclosed yard with gate access.

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

