

GILMORE ESTATES

Property Sales & Lettings



£350,000

Dene View, West Road, , Prudhoe, , NE42 6JB

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**** DETACHED HOUSE **** FOUR/FIVE BEDROOMS **** TWO BATHROOMS ***** TWO RECEPTION ROOMS IF 4 BEDROOMS****LARGE DINING KITCHEN **** UTILITY ROOM **** LARGE GARDENS **** STUNNING VIEWS ***** OFF STREET PARKING **** FULLY REFURBISHED AND MODERNISED **** NO ONWARD CHAIN ****

The property has been refurbished to a high standard throughout and has stunning views from the rear elevation. The property can be used as a four bedroom with two reception rooms or a five bedroom property with one reception room depending on the purchasers requirements. Situated with walking distance of Prudhoe Town Centre and good road links. There is ample parking to the front of the property.

EPC RATING C

Entrance Hallway

13'3" x 17'9" (4.05 x 5.43)

Composite door to spacious hallway, Upvc windows to front and side elevations, under stairs cupboard, stairs to ground floor and stairs to first floor.

Office / Bedroom Four

8'3" x 6'11" (2.53 x 2.13)

Upvc window to rear aspect with stunning views, central heating radiator and TV point.

Cloaks WC

6'10" x 4'4" (2.10 x 1.33)

Upvc window to rear views, central heating radiator, WC, wash hand basin set into vanity unit, laminate wood floor and inset spotlights.

Utility Room

6'5" x 7'7" (1.97 x 2.33)

Base unit with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbed for washing machine, laminate wood flooring, tiled splashbacks, inset spotlights, central heating radiator and Upvc window to side aspect.

Reception Room One/ Bedroom

11'10" x 12'11" (3.62 x 3.94)

Upvc window to rear aspect with stunning views, central heating radiator and TV point.

Lower Ground Floor

Dining Kitchen

14'10" x 18'3" (4.53 x 5.57)

Upvc window to both sides, under stairs cupboard, handleless wall and base units with laminate work surfaces, high level double oven, Induction hob, double extractor fan, integral dishwasher, 1.5 sink and drainer with mixer tap, tiled splashbacks, inset spotlights, laminate wood flooring, two contemporary radiators and glazed door to reception rooms.

Reception Room Two

18'2" x 10'6" (5.56 x 3.21)

Upvc window to rear aspect with views and Upvc door to rear, TV point and two central heating radiators.

First Floor

Bedroom One

11'11" x 19'3" (3.64 x 5.87)

Upvc window to rear aspect with views, central heating radiator, TV point and inset spotlights.

Ensuite

7'10" x 6'2" (2.41 x 1.89)

Upvc window to rear aspect with views, fully tiled shower cubicle with combi fed shower over, WC, wash hand basin set into vanity unit, 1/2 tiled walls, tiled flooring, heated chrome towel rail and inset spotlights.

Bedroom Two

9'7" x 11'6" (2.93 x 3.51)

Two Upvc window to front aspect, central heating radiator and TV point.

Bedroom Three

9'7" x 7'3" (2.94 x 2.21)

Upvc window to front aspect, central heating radiator and TV point.

Bathroom

6'2" x 7'5" (1.88 x 2.27)

P Shaped bath with combi fed shower over and chrome centred taps and glazed screen, WC, wash hand basin set into vanity unit, heated chrome towel rail, extractor fan, inset spotlights, 3/4 tiled walls and tiled flooring.

Front Garden

Block paved driveway for 3 cars.

Rear Garden

Large decking area from reception room and stunning views of the valley, lower lawn, lower patio and gravelled beds.

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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