

# GILMORE ESTATES

Property Sales & Lettings



£155,000

, Linnheads, Prudhoe, NE42 6LG



# 16 Linnheads, Prudhoe, NE42 6LG

\*\*\*\*\* END OF TERRACED HOUSE \*\*\*\* THREE BEDROOMS \*\*\*\*\* OPEN PLAN LOUNGE AND DINING ROOM \*\*\*\*\* MODERN KITCHEN \*\*\*\*\* POTENTIAL CLOAKS WC \*\*\*\*\* CONSERVATORY \*\*\*\*\* GARDENS THREE SIDES \*\*\*\* VIEWS TO REAR \*\*\*\* REAL OAK FLOORING \*\*\*\* COMBI BOILER \*\*\*\*

CALCULATE YOUR MORTGAGE PAYMENTS HERE:

<https://dsly.co/fRNqleC>

## Entrance Porch

4'2" x 3'47"9" (1.29 x 106)

Upvc entrance door to porch and oak flooring

## Storage Cupboard

2'11" x 7'1" (0.91 x 2.16)

Central heating radiator, oak flooring, plumbed for cloaks WC.

## Reception Room

17'11" x 24'6" (5.47 x 7.48)

Upvc window to front aspect, two central heating radiators, under stairs cupboard, stairs to first floor, Oak flooring, inset spotlights, gas fire.

## Conservatory

19'10" x 9'4" (6.05 x 2.86)

Real wood flooring, Upvc French doors to rear and central heating radiator.

## Kitchen

12'5" x 6'9" (3.79 x 2.07)

Base units with laminate work surfaces, high level oven with gas hob, integral fridge, integral washing machine, contemporary radiators, stainless steel sink and drainer with mixer tap, inset spotlights, Upvc window and door to rear.

## First Floor Landing

8'11" x 6'0" (2.72 x 1.84)

Linen cupboard, loft access with ladder.

## Bedroom One

12'6" x 11'9" (3.82 x 3.59)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

11'5" x 9'0" (3.50 x 2.76)

Upvc window to front aspect and central heating radiator.

## Bedroom Three

8'7" x 8'8" (2.64 x 2.65)

Upvc window to front aspect and central heating radiator.

## Bathroom

6'0" x 6'9" (1.83 x 2.06)

White suite comprising of bath with chrome taps and glazed shower screen, WC, pedestal wash hand basin, chrome heated towel rail, tiled splashbacks and Upvc window to rear aspect.

## Front & Side Gardens

Block paved pathway to entrance, beds and borders enclosed with fencing.

Low maintenance pebbled side garden with pathway leading to rear garden.

## Rear Garden

Low maintenance with Indian stone patios, gravelled beds, gate access to rear and brick outhouse.

## 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

