

GILMORE ESTATES

Property Sales & Lettings



£425,000

, South Road, , Prudhoe, , NE42 5JT

9A South Road, Prudhoe, NE42 5JT

Welcome to South Road, Prudhoe - a charming location for this stunning detached house that boasts four bedrooms and three bathrooms, perfect for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by not one, but two spacious reception rooms, ideal for relaxing with family or hosting gatherings. The recently refurbished property offers a modern kitchen and a convenient utility room, making daily chores a breeze.

With electric gates providing both security and convenience, you'll have peace of mind knowing your vehicles are safe in the ample parking space and detached garage. The property's sizeable layout ensures there's plenty of room for everyone to enjoy their own space.

Entrance Porch

7'1" x 3'5" (2.17 x 1.06)

Composite entrance door to porch, central heating radiator, laminate wood flooring and UPvc door to hallway.

Entrance Hallway

16'3" x 7'3" (4.97 x 2.22)

Central heating radiator, stairs to first floor, laminate wood flooring and inset spotlights.

Downstairs Shower Room

4'2" x 8'2" (1.29 x 2.49)

Shower enclosure, WC, wash hand basin set into vanity unit, wall units, chrome towel rail, laminate walls and floor, inset spotlights, extractor and UPvc window to front aspect.

Reception Room 1

22'5" x 13'7" (6.85 x 4.16)

Upvc window to front & rear aspects, wood burning stove with timber mantle, laminate wood flooring, two central heating radiators and inset spotlights.

Breakfasting Kitchen

14'2" x 14'2" (4.33 x 4.32)

Upvc windows to rear and side aspects, integral double oven with hob and extractor hood, integral dishwasher, integral double fridge and freezer, 1.5 sink and drainer with mixer tap, laminate splashbacks, laminate flooring breakfast bar, central heating radiators, inset spotlights and steps down to reception room two.

Utility Room

8'7" x 9'4" (2.63 x 2.85)

Wall and base units with laminate work surfaces, wall mounted combi boiler, stainless steel sink and drainer with mixer tap, inset spotlights, central heating radiator, laminate floor and composite door to side.

Reception Room 2

15'9" x 14'4" (4.81 x 4.39)

Upvc patio doors to rear garden, Upvc window to side aspect, laminate wood floor, two central heating radiators, inset spotlights and understairs cupboard.

Landing

14'9" x 12'11" (4.51 x 3.95)

Inset spotlights, sun pipe and central heating radiator.

Bedroom One

13'7" x 14'0" (4.15 x 4.27)

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

Ensuite

13'4" x 6'2" (4.07 x 1.89)

Corner shower cubicle, WC, wash hand basin set into vanity unit, laminate wall and floor, inset spotlights, extractor fan, Upvc window to rear aspect.

Bedroom Two

13'10" x 12'11" (4.23 x 3.94)

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

Bedroom Three

9'4" x 11'11" (2.85 x 3.65)

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

Bedroom Four

11'11" x 9'3" (3.65 x 2.83)

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

Bathroom

10'11" x 5'6" (3.35 x 1.70)

Bath with chrome taps, WC, wash hand basin set into vanity unit, corner shower cubicle, chrome towel rail, laminate walls and ceiling, inset spotlights, extractor and Upvc window to front aspect.

Garage

Detached garage with up and over door, door to side and electric.

Front Garden

Double electric gates lead to a block paved driveway with parking for approx 6 cars.

Rear Garden

Timber decking from dining room, astro turf, gravelled beds, summer house with electricity, two garden sheds, Victorian lamppost,

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

Tel: 01661 831224 Email: info@gilmoreestates.com <https://www.gilmoreestates.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		78
69-80 C		
55-68 D		
49-54 E		
39-48 F		
13-38 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-104 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
39-48 F		
13-38 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		