

# GILMORE ESTATES

Property Sales & Lettings



£199,950

, Westburn Mews, , Ryton, , NE40 4HW



## 4 Westburn Mews, Ryton, NE40 4HW

\*\*\*\*\*MID TERRACED HOUSE\*\*\*\* THREE BEDROOMS\*\*\*\*\* TWO RECEPTION ROOMS\*\*\*\* CLOAKS WC\*\*\*\*\*GARDENS & GARAGE

Gilmore Estates are delighted to welcome this superb and spacious three bedroom mid terraced house located in the desirable residential area of Crawcrook. Located within walking distance of local amenities and with excellent road links and bus routes.

This property must be viewed to appreciate all it has to offer.

### Entrance Hallway

11'9" x 13'8" (3.60 x 4.18)

Upvc entrance door to hallway, central heating radiator, under stairs cupboard, cloaks cupboard and stairs to first floor.

### Cloaks WC

2'9" x 8'0" (0.86 x 2.44)

WC, wash hand basin set into vanity unit, towel rail, fully tiled walls and Upvc window to front aspect.

### Kitchen

14'6" x 8'3" (4.43 x 2.53)

Wall ase and display units with laminate work surfaces, integral oven with gas hob and glass extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, towel rail and Upvc window and door to rear aspect.

### Dining Room

10'7" x 9'11" (3.23 x 3.03)

Upvc window to rear aspect, central heating radiator.

### Lounge

12'4" x 15'6" (3.77 x 4.73)

Upvc window to front aspect, central heating radiator, electric fire with decorative surround.

### First Floor Landing

15'11" x 5'11" (4.87 x 1.81)

Upvc window to side aspect.

### Bedroom One

14'11" x 12'4" (4.57 x 3.78)

Upvc window to front aspect, two built in wardrobes, central heating radiator and laminate wood flooring.

### Bedroom Two

10'7" x 10'1" (3.23 x 3.08)

Upvc window to rear aspect and central heating radiator.

### Bedroom Three

9'10" x 8'6" (3.01 x 2.60)

Upvc window to rear aspect and central heating radiator.

### Bathroom

6'5" x 8'2" (1.96 x 2.49)

Upvc window to front aspect, corner shower cubicle, WC, pedestal wash hand basin, fully tiled walls and towel rail.

### Front Garden

Large lawn to front and pathway to front door.

### Rear Garden

Fully enclosed low maintenance garden, with patio, raised beds and gate access to the rear

### Garage

Single garage in block to the rear of the property with up and over door.

## 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

