

GILMORE ESTATES

Property Sales & Lettings



£249,950

, Priory Close, Shotley Bridge, Shotley Bridge, , DH8 0SA

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Nestled in the charming residential estate of Priory Close, Shotley Bridge, this modern semi detached house offers a delightful blend of comfort and contemporary living. Built in 2003, the property boasts an impressive 1,302 square feet of well-designed space, making it an ideal family home.

The house features four generously sized bedrooms, two of which benefit from en-suite facilities, ensuring privacy and convenience for family members or guests.

The heart of the home is complemented by a beautifully landscaped garden, which includes a porcelain tiled patio and decking area, ideal for outdoor gatherings or simply enjoying the fresh air. The garden is a perfect retreat for those who appreciate nature and outdoor living.

ENTRANCE HALL

4'1" x 4'6" (1.27 x 1.38)
Composite door, stairs to first floor.

LOUNGE/BEDROOM

17'10" x 9'9" (5.46 x 2.99)
UPVC double glazed window to front, central heating radiator, laminate wood flooring, built in wardrobe, door to ensuite.

ENSUITE

4'3" x 7'10" (1.32 x 2.39)
W.c, wash hand basin, shower cubicle, tiled splashbacks, tiled floor, central heating radiator, shaver point, extractor.

FIRST FLOOR LANDING

10'1" x 11'0" (3.09 x 3.36)
Stairs to second floor, large storage cupboard, central heating radiator.

DINING/LOUNGE

25'0" x 8'9" (7.63 x 2.68)
UPVC double glazed french doors to juliette balcony with stunning views, UPVC double glazed picture window and door to rear, two central heating radiators, inset spotlights, gas fire with timber surround, UPVC double glazed window to side.

KITCHEN

9'10" x 9'8" (3.01 x 2.96)
Wall and base units with laminated worktop surfaces, laminated splashbacks, integrated smeg appliances- oven, gas hob and washing machine, tiled floor, central heating radiator, UPVC double glazed window to rear.

BEDROOM TWO

14'6" x 13'1" (4.42 x 3.99)
Two UPVC double glazed windows to front, central heating radiator, large storage cupboard, built in wardrobes.

ENSUITE

4'0" x 4'5" (1.22 x 1.36)
W.c, wash hand basin, shower cubicle, tiled splashbacks, tiled floor, central heating radiator, shaver point, extractor.

SECOND FLOOR LANDING

6'0" x 12'4" (1.84 x 3.76)
UPVC double glazed window to rear.

BEDROOM THREE

10'0" x 16'1" (3.07 x 4.92)
UPVC double glazed window to front with views, central heating radiator, built in wardrobes, loft access.

BEDROOM FOUR

18'4" x 8'9" (5.60 x 2.68)
UPVC double glazed window to front, UPVC double glazed window to to side, built in wardrobes and shelving, central heating radiator.

BATHROOM

6'0" x 7'1" (1.84 x 2.16)
White suite comprising :- Bath with chrome tap, shower cubicle with glazed screen, w.c, pedestal wash hand basin, central heating radiator, 1/2 tiled walls and floor, double glazed velux window, shaver point, extractor.

GARAGE

18'4" x 107'11" (5.60 x 32.9)
Up and over garage door, light, electric, wall heater, hot and cold running water and a Belfast sink.

EXTERNALLY

To the front there is a block paved driveway leading to the garage.

To the rear there is a patio area, porcelain steps leading to a decked area with planters.

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

