

# GILMORE ESTATES

Property Sales & Lettings



£210,000

, Highfield, , Prudhoe, , NE42 6EZ

# 1 Highfield, Prudhoe, NE42 6EZ

\*\*\* THREE BEDROOMS \*\*\* DETACHED HOUSE \*\*\* NO ONWARD CHAIN \*\*\* CUL DE SAC IN SOUGHT AFTER LOCATION \*\*\* DOUBLE GLAZED WINDOWS \*\*\* SOUTH WEST FACING GARDEN \*\*\* GARAGE AND DRIVEWAY PARKING \*\*\* WALKING DISTANCE TO TOWN CENTRE & ALL LOCAL SCHOOLS \*\*\*

Available for sale with no onward chain a three bedroom detached house on the popular Highfield Estate, Prudhoe. The property is ideally situated within walking distance of the local amenities and the local first, middle and high schools. Property briefly comprises :- Entrance hall leading to lounge, dining room and kitchen, to the first floor there are three bedrooms, shower room and w.c. Externally driveway parking leading to the garage and a south west facing garden to the rear of the property.

COUNCIL TAX BAND C

EPC RATING

## ENTRANCE HALL

13'2" x 6'7" (4.02 x 2.01)  
UPVC entrance door and window, stairs to first floor, night storage heater, understairs cupboard.

## LOUNGE

12'2" x 10'10" (3.72 x 3.31)  
UPVC double glazed picture window to front, gas fire with timber surround, marble inset and hearth, night storage heater, TV and telephone points, french doors to dining room.

## DINING ROOM

9'11" x 9'0" (3.04 x 2.76)  
UPVC double glazed window to rear, night storage heater.

## KITCHEN

8'7" x 11'1" (2.64 x 3.40)  
Range of wall and base units with laminated worktop surfaces, stainless steel sink unit and drainer with mixer tap, integrated oven and gas hob, integral fridge/freezer, tiled splashbacks, larder cupboard, night storage heater, UPVC double glazed window and door to side.

## FIRST FLOOR LANDING

7'4" x 8'7" (2.26 x 2.63)  
UPVC double glazed window to side, loft access.

## BEDROOM ONE

12'11" x 8'2" (3.94 x 2.49)  
UPVC double glazed window to front, fitted sliding wardrobes, night storage heater.

## BEDROOM TWO

10'7" x 10'0" (3.25 x 3.07)  
UPVC double glazed window to rear, airing cupboard, night storage heater.

## BEDROOM THREE

7'3" x 9'5" (2.22 x 2.89)  
UPVC double glazed window to front night storage heater.

## SHOWER ROOM

8'2" x 4'5" (2.49 x 1.35)  
UPVC double glazed window to side, shower cubicle with electric shower, pedestal wash hand basin, laminated splashbacks, night storage heater.

## W.C

5'9" x 2'5" (1.77 x 0.75)  
UPVC double glazed window to rear, w.c.

## EXTERNALLY

To the front there is a block paved and gravel driveway, borders with plants and shrubs, path leading to entrance door.  
To the side there is a path leading to the rear garden, gravel area.  
To the rear there is a south west facing lawned garden, patio area, summerhouse, mature trees and plants.

## 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

