

# GILMORE ESTATES

Property Sales & Lettings



£135,000

, Fern Close, Prudhoe, Prudhoe, Northumberland, NE42 5PL



# 12 Fern Close, Prudhoe, Prudhoe, Northumberland, NE42 5PL

This delightful semi-detached house offers an exceptional opportunity for both first-time buyers and those looking to downsize. Priced at an attractive 30% below market value, this property presents a rare chance to secure a well-presented home in a sought-after location (terms and conditions apply).

The residence boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The layout includes an inviting reception room, perfect for entertaining guests or enjoying quiet evenings at home. A spacious conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

Surrounding the property are beautifully maintained gardens on three sides, offering a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The double driveway provides convenient parking for two vehicles, ensuring ease of access for you and your guests.

## Entrance Hallway

4'8" x 6'11" (1.43 x 2.12)  
Composite entrance door to hallway, central heating radiator, electric cupboard, alarm pad and stairs to the first floor.

## Lounge

11'11" x 11'6" (3.64 x 3.51)  
Upvc window to front aspect, central heating radiator, TV & Sky points, under stairs cupboard and door to

## Dining Kitchen

12'0" x 14'11" (3.65 x 4.55)  
High gloss wall and base units with laminate work surfaces, integral oven with gas hob and stainless steel chimney extractor, 1.5 stainless steel sink and drainer with mixer tap, cupboard housing combi boiler, central heating radiator, plumbed for washing machine and plumbed for dishwasher, TV point and Upvc window to rear aspect.

## Downstairs Cloaks Wc

3'1" x 6'4" (0.95 x 1.93)  
WC, wash hand basin, central heating radiator and tiled splashbacks.

## Conservatory

14'1" x 9'9" (4.30 x 2.97)  
Upvc French doors to rear aspect and additional Upvc door to side aspect, laminate wood flooring and wall mounted electric heater.

## First Floor Landing

6'9" x 6'10" (2.06 x 2.08)  
Airing cupboard.

## Bedroom One

11'2" x 13'3" (3.40 x 4.03)  
Two Upvc windows to front aspect, central heating radiator and two fitted wardrobes with sliding doors.

## Bedroom Two

8'0" x 10'11" (2.44 x 3.32)  
Upvc window to rear aspect with views, central heating radiator and loft access.

## Bathroom

6'6" x 6'9" (1.97 x 2.06)  
White suite comprising of bath with mixer tap and shower attachment and glazed shower screen, WC, pedestal wash hand basin, tiled splashbacks, inset spotlights, extractor fan, heated towel rail and Upvc window to rear aspect.

## Front Garden

The front garden is laid to lawn with a block paved double driveway.

## Side & Rear Garden

The side garden and rear are fully enclosed with gate access, the side is planed with mature shrubs the rear has been paved for low maintenance, and there is also a large shed with electric and light connections. A gate to the rear provides access to the lovely park area and surrounding woodland walks.

## 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

