

# GILMORE ESTATES

Property Sales & Lettings



£330,000

, Tynedale Gardens, , Stocksfield, , NE43 7EZ

# 15 Tynedale Gardens, Stocksfield, NE43 7EZ

Tynedale Gardens a desirable location of Stocksfield and easily commutable to Hexham & Newcastle. This charming three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. A delightful conservatory extends the living area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The home is equipped with gas central heating and double glazing, ensuring comfort and energy efficiency throughout the seasons. The south-facing rear garden is a true highlight, offering a sunny retreat for gardening enthusiasts or a perfect space for children to play. Additionally, the property features a driveway with parking for several cars, a valuable asset in this sought-after area.

Conveniently located, the property is within walking distance of both a railway station and bus routes, making commuting to nearby towns and cities a breeze. This semi-detached house is not just a home; it is a lifestyle choice in a community that offers both tranquility and accessibility. Do not miss the chance to make this wonderful property your own.

## Entrance Hallway

12'5" x 5'9" (3.81 x 1.76)  
Composite door to hallway, stairs to first floor and understairs cupboard.

## Lounge

12'2" x 15'5" (3.72 x 4.72)  
Upvc bow window to front aspect, central heating radiator and timber fire surround.

## Dining Room

16'5" x 8'7" (5.01 x 2.63)  
Gas fire with back boiler, central heating radiator, open plan to conservatory.

## Conservatory

15'7" x 9'10" (4.75 x 3.02)  
Upvc French door to garden.

## Breakfasting Kitchen

11'5" x 8'11" (3.48 x 2.73)  
Wall and base units with laminate work surfaces, integral oven gas hob and extractor hood, sink and drainer with mixer tap, plumbed for washing machine, central heating radiators, Upvc windows to front and rear, door to garden.

## First Floor Landing

8'2" x 3'9" (2.50 x 1.15)  
Loft access

## Bedroom One

16'10" x 10'7" (5.14 x 3.25)  
Two Upvc window to front aspect, fitted wardrobes, corner shower cubicle, laminate splashbacks, extractor fan and central heating radiator.

## Bedroom Two

9'7" x 9'0" (2.93 x 2.76)  
Upvc window to rear aspect, central heating radiator and built in cupboard.

## Bedroom Three

11'10" x 8'11" (3.61 x 2.72)  
Upvc window to front aspect and central heating radiator.

## Bathroom

4'6" x 6'56" (1.39 x 2.00)  
Bath, wash hand basin, tiled splashbacks and Upvc window to rear aspect.

## Seperate WC

6'0" x 2'5" (1.84 x 0.75)  
WC and Upvc window to side aspect

## Externally

To the front there is a lawned garden and driveway for several cars.

To the rear garden there is an enclosed south facing garden which is laid to lawn with mature 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

