

GILMORE ESTATES

Property Sales & Lettings



£155,000

, Fair View, , Prudhoe, , NE42 6EU

22 Fair View, Prudhoe, NE42 6EU

This delightful terraced house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms are enhanced by wood-burning stoves, creating a warm and cosy atmosphere, perfect for relaxing evenings or entertaining guests.

The large garden provides a wonderful outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the enclosed yard offers a secure area for pets or simply a private retreat to enjoy the fresh air.

Situated in an excellent location, this home benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. Whether you are looking to settle down or invest, this property presents a fantastic opportunity in a sought-after area. Don't miss the chance to make this lovely house your new home.

Entrance Lobby

4'5" x 2'10" (1.36 x 0.88)

Composite door to lobby, laminate wood floor and door to hallway.

Entrance Hallway

2'9" x 10'1" (0.85 x 3.08)

Laminate wood flooring, central heating radiator and stairs to first floor.

Lounge

10'7" x 13'3" (3.24 x 4.04)

Upvc window to front aspect, central heating radiator, wood burning stove and laminate wood flooring.

Dining Room

13'4"x 12'7" (4.07x 3.84)

Upvc window to rear aspect, wood burning stove with Granite hearth, central heating radiator and laminate wood flooring.

Kitchen

9'1" x 9'8" (2.78 x 2.96)

Wall and base units with laminate work surfaces, integral oven with Induction hob, stainless steel sink and drainer with mixer tap, tiled splashbacks, wall mounted boiler, plumbed for dishwasher, under stairs cupboard, central heating radiator , Upvc window and door to rear.

First Floor Landing

13'8" x 6'2" (4.17 x 1.88)

Loft access

Bedroom One

9'9" x 13'3" (2.98 x 4.04)

Upvc window to front aspect with views, central heating radiator and laminate wood flooring.

Bedroom Two

9'10" x 9'10" (3.00 x 3.00)

Upvc window to rear aspect, laminate wood floor and central heating radiator.

Bedroom Three

10'3" x 6'4" (3.13 x 1.94)

Upvc window to front aspect with views, central heating radiator and laminate wood floor.

Bathroom

6'8" x 8'5" (2.05 x 2.57)

White suite comprising of bath with chrome centre taps, separate shower cubicle, WC, pedestal wash hand basin, tiled splashbacks, tiled flooring, chrome heated towel rail, extractor fan and Upvc window to rear aspect.

Utility Shed

Outdoor utility shed with light, electric and plumbed for washing machine.

Rear Yard

Fully enclosed rear year with gate access to the rear lane

Front Garden

Large lawned garden with garden shed.

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

