

# GILMORE ESTATES

Property Sales & Lettings



£470,000

, Moor Road, , Prudhoe, , NE42 5LH



# 17 Moor Road, Prudhoe, NE42 5LH

This impressive semi-detached house boasts the largest plot in the area, offering a wonderful opportunity for family living. The property features a spacious reception room that welcomes you into the home, leading to an extended ground floor that includes an impressive dining kitchen, perfect for entertaining and family gatherings.

The kitchen is well-equipped and provides ample space for dining, making it the heart of the home. Additionally, the ground floor benefits from a utility room and a convenient cloakroom with a WC, enhancing the practicality of daily living.

Upstairs, you will find three generously sized double bedrooms, each offering comfortable accommodation for family members or guests. The layout of the bedrooms ensures that everyone has their own space, while the natural light that floods through the windows creates a warm and inviting atmosphere.

## Entrance Porch

19'1" x 5'3" (5.82 x 1.62)  
Entrance door to porch, central heating radiator.

## Entrance Hallway

15'7" x 8'2" (4.76 x 2.49)  
Stairs to first floor, tiled flooring and central heating radiator.

## Cloaks WC

4'3" x 4'1" (1.31 x 1.27)  
WC, wash hand basin, double glazed window to front aspect and central heating radiator

## Lounge / Diner

16'1" x 26'4" (4.91 x 8.05)  
Spacious lounge diner with open fire with timber surround and tiled insert, two double glazed bay windows to front aspect, two central heating radiators.

## Dining Kitchen

11'9" x 26'10" (3.60 x 8.19)  
Modern dining kitchen with base units and larder cupboard with work surfaces, integral oven and hob with extractor hood, integral dishwasher, fridge and freezer, centre island with breakfast bar, tiled flooring, contemporary radiator, double glazed windows to rear and side aspects and French door to rear garden.

## Utility Room

8'0" x 10'11" (2.45 x 3.34)  
Plumbed for washing machine, double glazed window to rear, central heating radiator, under stairs cupboard and tiled flooring.

## First Floor Landing

11'5" x 9'11" (3.49 x 3.04)  
Spacious landing with window to side aspect.

## Bedroom One

13'9" x 14'6" (4.20 x 4.43)  
Window to front aspect, central heating radiator.

## Bedroom Two

12'7" x 13'4" (3.86 x 4.07)  
Window to rear aspect and central heating radiator

## Bedroom Three

10'0" x 11'3" (3.06 x 3.43)  
Window to front aspect and central heating raidtaor

## Bathroom

8'5" x 10'1" (2.58 x 3.09)  
Modern white suite comprising of bath separate shower cubicle, WC and wash hand basin set into vanity unit, tiled walls and tiled floor, heated towel rail, window to rear aspect.

## Garage

17'0" x 18'9" (5.19 x 5.74)  
Double detached garage with electric roller doors and door access to side, light and electric.

## Front Garden

Large driveway with ample parking for multiple cars and shaped lawn.

## Rear Garden

Large rear garden with Percaline paved patio, orchard, wildlife pond, large lawns.

## 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

