

GILMORE ESTATES

Property Sales & Lettings



£255,000

, Victoria Grove, , Prudhoe, Northumberland, NE42 5FG

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Nestled in the charming area of Victoria Grove, Prudhoe, this delightful detached house offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen, complemented by a utility room, is designed for practicality and ease, allowing for seamless meal preparation and household chores.

The property features two bathrooms, ensuring that morning routines are hassle-free for all residents. Outside, the south-facing garden is a true highlight, offering a sun-drenched space for outdoor activities, gardening, or simply enjoying the fresh air.

Entrance Hallway

9'0" x 3'7" (2.75 x 1.11)

Composite door to hallway stairs to first floor and central heating radiator.

Cloaks Wc

5'6" x 4'2" (1.69 x 1.28)

WC, pedestal wash hand basin, chrome towel rail, tiled splashbacks and window to front aspect.

Lounge

13'6" x 14'1" (4.13 x 4.30)

Upvc Bay window to front aspect and central heating radiator.

Dining Kitchen

18'9" x 9'3" (5.74 x 2.84)

White high gloss handle less wall and base units with laminate work surfaces, high level double oven with electric hob and extractor hood, 1.5 stainless steel sink and drainer with mixer tap, contemporary radiators, tiled splashbacks, inset spotlights, Upvc window to rear and Upvc French doors to garden.

Utility Room

4'10" x 7'7" (1.48 x 2.32)

Wall and base units with laminate work surfaces, round stainless steel sink and mixer tap, tiled splashbacks and Upvc door to rear garden

First Floor Landing

4'10" x 15'0" (1.48 x 4.59)

Upvc window to side aspect, electric radiator and linen cupboard.

Bedroom One

8'9" x 14'6" (2.67 x 4.42)

Upvc window to front aspect, central heating radiator, fitted wardrobes with sliding mirrored doors.

Ensuite

9'3" x 4'1" (2.84 x 1.27)

Walk in shower cubicle with waterfall shower head, WC and wash hand basin set into vanity unit, heated towel rail, laminate splashbacks, extractor, inset spotlights, Upvc window to front aspect.

Bedroom Two

8'2" x 12'7" (2.51 x 3.85)

Upvc window to rear aspect and central heating radiator

Bedroom Three

7'3" x 8'3" (2.22 x 2.54)

Upvc window to rear aspect and central heating radiator.

Bathroom

8'10" x 6'4" (2.71 x 1.94)

White suite comprising of bath with boiler fed shower over and glazed screen, WC and wash hand basin set into vanity unit, heated towel rail, laminate splashbacks, extractor, inset spotlights and Upvc window to rear aspect.

Garage

17'8" x 9'3" (5.41 x 2.82)

Single detached garage with roller door, light and electric, apex roof storage and access door to side.

Front Garden

Laid to lawn with driveway leading to single garage

Rear Garden

South facing rear garden with paved patio and lawn, outside tap and electric sockets.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-91kWh/m ² A		
91-81kWh/m ² B		
81-69kWh/m ² C		
69-55kWh/m ² D		
55-48kWh/m ² E		
48-38kWh/m ² F		
38-29kWh/m ² G		
Below 29kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91kWh/m ² A		
91-81kWh/m ² B		
81-69kWh/m ² C		
69-55kWh/m ² D		
55-48kWh/m ² E		
48-38kWh/m ² F		
38-29kWh/m ² G		
Below 29kWh/m ² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		