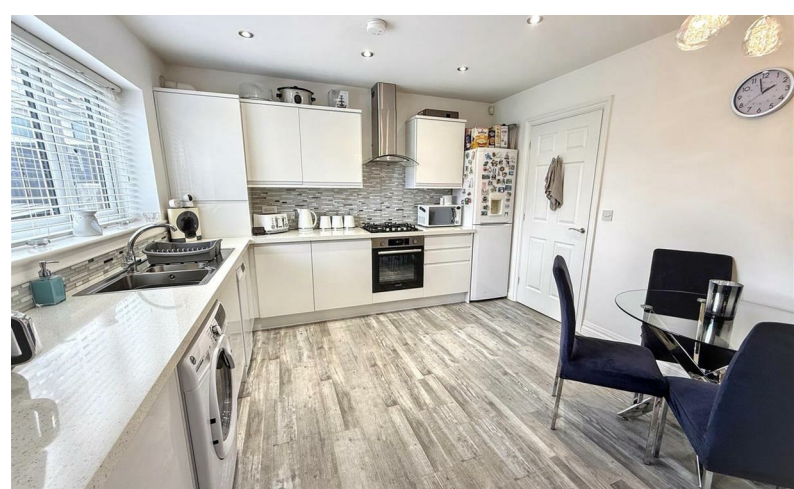


# GILMORE ESTATES

Property Sales & Lettings



£127,666

, Fern Close, , Prudhoe, , NE42 5PL

# 11 Fern Close, Prudhoe, NE42 5PL

Nestled in the desirable residential estate of Fern Close, Prudhoe, this charming semi-detached house offers a wonderful opportunity for those seeking a comfortable and affordable home. Built in 2013, the property boasts a modern design and is well-maintained, providing a welcoming atmosphere for its residents.

Spanning an impressive 753 square feet, the house features two spacious double bedrooms, perfect for couples, small families, or individuals looking for extra space. Additionally, the property benefits from a convenient cloakroom with a WC, enhancing the practicality of the living space. Benefitting from Solar panels with feed in tariff.

Outside, you will find a driveway that accommodates one vehicle, ensuring ease of access and parking. The gardens surrounding the property offer a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

## Entrance Hallway

4'9" x 4'8" (1.45 x 1.44)

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

## Cloaks WC

3'1" x 5'8" (0.95 x 1.75)

WC, wash hand basin, central heating radiator, extractor fan and laminate wood flooring.

## Lounge

10'0" x 12'3" (3.06 x 3.75)

Upvc double glazed window to front aspect central heating radiator and under stairs cupboard.

## Dining Kitchen

14'11" x 11'8" (4.56 x 3.56)

Upvc window to rear aspect, modern high gloss wall and base units with laminate work surfaces, integral oven with gas hob and extractor hood, 1.5 sink and drainer with mixer tap, , integral washing machine and dishwasher, central heating radiator and composite door to garden.

## First Floor Landing

6'9" x 6'9" (2.08 x 2.08)

Loft access and linen cupboard.

## Bedroom One

15'0" x 10'6" (4.59 x 3.21)

Two Upvc windows to front aspect, central heating radiator, fitted wardrobes.

## Bedroom Two

7'0" x 10'10" (2.14 x 3.32)

Upvc window to rear aspect, fitted wardrobes and central heating radiator.

## Bathroom

6'8" x 6'7" (2.05 x 2.01)

White suite comprising of bath with shower over, WC and wash hand basin set into vanity unit, heated chrome towel rail, inset spotlights, extractor fan and laminate flooring.

## Garden

Driveway to front with lawn and enclosed rear garden mainly laid to lawn.

## 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(12-16) <b>A</b>		
(11-15) <b>B</b>		
(10-14) <b>C</b>		
(9-13) <b>D</b>		
(8-12) <b>E</b>		
(7-11) <b>F</b>		
(6-10) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		