

# GILMORE ESTATES

Property Sales & Lettings



£255,000

, North Wylam View, , Prudhoe, Northumberland, NE42 5FD

# 10 North Wylam View, Prudhoe, Northumberland, NE42 5FD

Situated in North Wylam View, Castlefields, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-appointed kitchen is ideal for culinary enthusiasts, while the adjoining dining area creates a warm atmosphere for family meals.

The three bedrooms are generously sized, ensuring a restful retreat for all family members. The master bedroom features an en-suite bathroom, adding a touch of luxury and privacy. In addition to the en-suite, there is a second well-equipped bathroom, catering to the needs of a busy household.

This home is further enhanced by gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. The well-maintained gardens offer a delightful outdoor space for children to play or for adults to unwind in the fresh air.

## ENTRANCE PORCH

3'0" x 5'7" (0.92 x 1.72)

Composite door, central heating radiator, laminate wood flooring, UPVC double glazed window to side.

## LOUNGE

11'8" x 14'4" (3.56 x 4.39)

UPVC double glazed window to front, electric fire with decorative surround, laminate wood flooring, central heating radiator,

## DINING ROOM

13'6" x 10'8" (4.13 x 3.27)

UPVC french doors to garden, central heating radiator, laminated wood floor, stairs to first floor.

## KITCHEN

9'1" x 13'4" (2.78 x 4.08)

Range of wall and base units with laminated worktop surfaces, integrated oven and gas hob with extractor, plumbed for automatic washer. cupboard housing boiler, storage cupboard, laminated wood flooring, central heating radiator, composite door and UPVC double glazed window to rear.

## TO THE FIRST FLOOR

Linen cupboard, loft access.

## BEDROOM ONE

9'10" x 11'11" (3.02 x 3.64)

UPVC double glazed window to rear, central heating radiator, built in wardrobes.

## EN-SUITE

5'8" x 6'0" (1.75 x 1.84)

Shower cubicle, w/c and wash hand basin set in vanity unit, central heating radiator, UPVC double glazed window to rear, laminated splashbacks, extractor.

## BEDROOM TWO

11'5" x 9'10" (3.50 x 3)

UPVC double glazed window to front, central heating radiator.

## BEDROOM THREE

9'4" x 8'0" (2.86 x 2.46)

UPVC double glazed window to front, central heating radiator.

## BATHROOM

5'9" x 6'9" (1.76 x 2.07)

White suite comprising ; - Bath, w/c and wash hand basin set into vanity unit, laminate splashbacks, UPVC double glazed window to side, central heating radiator, extractor.

## SINGLE GARAGE

## EXTERNALLY

To the front there are lawn gardens, driveway leading to the garage.

To the rear there is an enclosed garden with lawn, patio area, decked patio, mature plants and shrubs.

## 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

72 Front Street, Prudhoe, NE42 5HJ

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