

# GILMORE ESTATES

Property Sales & Lettings



£160,000

, Cheyne Road, , Prudhoe, , NE42 6PG

# 36 Cheyne Road, Prudhoe, NE42 6PG

Cheyne Road in Prudhoe, this delightful semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 794 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the home is the inviting reception room, which provides a warm and welcoming atmosphere for relaxation and entertaining. The property also boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this residence is the driveway parking, which accommodates one vehicle, along with a garage for additional storage or parking needs. The property is set in a great location, just a stone's throw from the Town Centre, offering easy access to local amenities, shops, and services.

## Entrance Hallway

3'0"x 5'6" (0.92x 1.68)

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

## Lounge Through Dining Room

13'7" x 23'4" (4.15 x 7.12)

Upvc window to front aspect, Upvc French doors to balcony to rear and two central heating radiators.

## Kitchen

8'5" x 9'2" (2.58 x 2.80)

Upvc window to rear aspect with views, wall and base units with laminate work surfaces, integral oven with electric hob and extractor hood, plumbed for washing machine, stainless steel sink and drainer with mixer tap, tiled splashbacks and flooring, Upvc door to side aspect.

## First Floor Landing

6'3" x 8'2" (1.92 x 2.51)

Loft access

## Bedroom One

9'11" x 9'1" (3.04 x 2.78)

Upvc window to rear aspect, central heating radiator, fitted wardrobes with sliding doors and linen cupboard.

## Bedroom Two

10'5" x 10'6" (3.19 x 3.22)

Upvc window to front aspect and central heating radiator.

## Bedroom Three

8'11" x 6'3" (2.74 x 1.92)

Upvc window to front aspect and central heating radiator.

## Bathroom

5'4" x 7'6" (1.63 x 2.30)

White bath with combi shower over, WC and wash hand basin set into vanity unit, laminate walls and floor, heated chrome towel rail, inset spotlights and Upvc window to rear.

## Garage

Single garage in block

## Front Garden

Terraced front garden with steps to front door

## Rear Garden

Balcony accessed from lounge. Enclosed lawned rear garden, paved patio and gate access to rear

## 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 <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
81-69kWh/m <sup>2</sup> C		
69-55kWh/m <sup>2</sup> D		
55-48kWh/m <sup>2</sup> E		
48-38kWh/m <sup>2</sup> F		
38-29kWh/m <sup>2</sup> G		
29-13kWh/m <sup>2</sup>		
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		
102-91g/m <sup>2</sup> A		
91-81g/m <sup>2</sup> B		
81-69g/m <sup>2</sup> C		
69-55g/m <sup>2</sup> D		
55-48g/m <sup>2</sup> E		
48-38g/m <sup>2</sup> F		
38-29g/m <sup>2</sup> G		
29-13g/m <sup>2</sup>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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