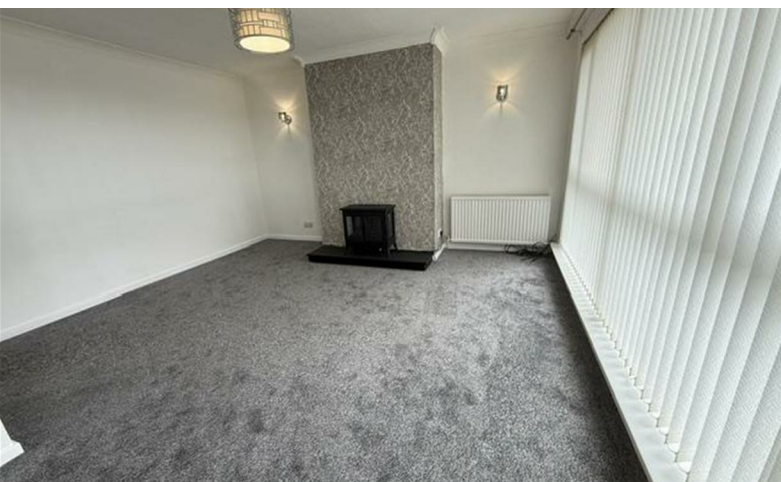


# GILMORE ESTATES

Property Sales & Lettings



£199,950

, Western Avenue, , Prudhoe, , NE42 6NU

# 18 Western Avenue, Prudhoe, NE42 6NU

Situated on Western Avenue in the charming town of Prudhoe, this delightful four-bedroom semi-detached house offers a perfect blend of comfort and convenience. With a spacious reception room, this home is ideal for both relaxation and entertaining. The property boasts four well-appointed bathrooms, including two en-suite bedrooms, ensuring ample facilities for family and guests alike.

The house is equipped with gas central heating and double-glazed windows, providing warmth and energy efficiency throughout the year. An added benefit is the garage located in a nearby block, offering secure parking and additional storage space.

The enclosed rear garden presents a private outdoor retreat, perfect for enjoying sunny days or hosting gatherings. This property is available unfurnished, allowing you the freedom to personalise the space to your taste.

## ENTRANCE HALL

65'6" x 10'9" (19.98 x 3.29)

UPVC double glazed entrance door, stairs to ground floor, central heating radiator, storage cupboard.

## GROUND FLOOR HALL

7'0" x 5'6" (2.14 x 1.70)

## LOUNGE

20'0" x 14'1" (6.12 x 4.30)

UPVC double glazed picture window to front, UPVC double glazed window to front, two central heating radiators, storage cupboard.

## KITCHEN

7'1" x 13'10" (2.17 x 4.23)

Wall and base units with laminated worktop surfaces, integrated oven and gas hob with extractor hood, stainless steel sink unit and drainer with mixer tap, central heating radiator, UPVC double glazed window to rear, wall mounted boiler.

## TO THE FIRST FLOOR

## BEDROOM ONE

11'7" x 14'4" (3.55 x 4.38)

UPVC double glazed window to rear, central heating radiator, fitted wardrobes, leading to dressing room.

## DRESSING ROOM

11'8" x 5'6" (3.58 x 1.70)

Storage cupboard, central heating radiator.

## EN-SUITE

8'3" x 5'6" (2.52 x 1.68)

Bath with shower over, w.c, wash hand basin set into vanity unit, chrome towel rail, extractor.

## BEDROOM TWO

9'1" x 13'10" (2.77 x 4.23)

UPVC double glazed window to rear, central heating radiator, fitted wardrobes, leading to en-suite.

## EN-SUITE

7'3" x 5'5" (2.21 x 1.67)

Bath with shower over and screen, w.c, hand basin set in vanity unit, chrome towel rail, extractor.

## BEDROOM THREE

7'0" x 11'7" (2.14 x 3.54)

UPVC double glazed window to front, central heating radiator.

## BEDROOM FOUR

7'0" x 8'9" (2.14 x 2.69 )

UPVC double glazed window to front, central heating radiator.

## SHOWER ROOM

6'1" x 6'7" (1.87 x 2.01)

Walk in shower, w.c, wash hand basin set in vanity unit, towel rail, UPVC double glazed window to rear.

## EXTERNALLY

Enclosed rear garden and garage in nearby block.

## 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

