

# GILMORE ESTATES

Property Sales & Lettings



£56,350

, Cranbrook Drive, , Prudhoe, , NE42 6QF

# 19 Cranbrook Drive, Prudhoe, NE42 6QF

Gilmore Estates Ltd are now in receipt of an offer for the sum of £50,000 for 19 Cranbrook Drive.

Anyone wishing to place an offer on the property should contact Gilmore Estates Ltd 72 Front Street, Prudhoe NE42 5PU on 01661 831224 before exchange of contracts.

It is important to note that this flat is available to cash buyers only, due to a short lease. However, with a remarkable 12% return on investment, this property represents an excellent opportunity for those looking to invest in the Prudhoe area.

## Hallway

## First Floor Landing

## Lounge

15'8" x 12'2" (4.80 x 3.72)

## Kitchen

8'9" x 6'6" (2.67 x 2.00)

## Bedroom One

12'4" x 10'0" (3.77 x 3.07)

## Bedroom Two

9'3" x 7'6" (2.82 x 2.29)

## Bathroom

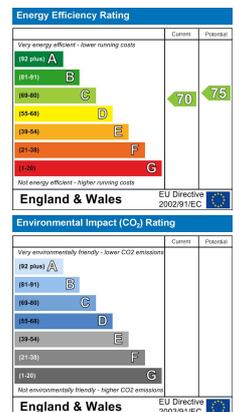
6'6" x 6'2" (1.99 x 1.90)

## Garden

## 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

Tel: 01661 831224 Email: [info@gilmoreestates.com](mailto:info@gilmoreestates.com) <https://www.gilmoreestates.com>