

# GILMORE ESTATES

Property Sales & Lettings



£110,000

, Castle Road, Prudhoe, Northumberland, NE42 6ND

# 36 Castle Road, Prudhoe, Northumberland, NE42 6ND

Nestled in the sought-after area of Castle Road, Prudhoe, this charming semi-detached house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room offers a welcoming space for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this delightful home is the presence of both front and rear gardens, perfect for those who appreciate outdoor space. Additionally, off-street parking ensures convenience and ease, a valuable asset in today's busy world.

The location is situated in a popular area that offers a sense of community while remaining close to local amenities. With its combination of comfort, practicality, and potential, this terraced house on Castle Road is a wonderful choice for anyone looking to make their mark in the property market. Don't miss the chance to view this lovely home and envision the possibilities it holds.

## Entrance

Composite entrance door to hallway, stairs to first floor.

## Lounge

11'7" x 16'2" (3.55 x 4.94)

Upvc bay window to front aspect, electric fire, central heating radiator and under stairs cupboard.

## Kitchen

6'6" x 15'8" (2.00 x 4.79)

Galley kitchen comprising of wall and base units with laminate work surfaces, electric cooker point, stainless steel sink and drainer with mixer tap, plumbed for washing machine, breakfast bar, tiled splashbacks, Upvc window to rear and composite door to garden.

## First Floor Landing

## Bedroom One

15'10" x 11'10" (4.83 x 3.61)

Upvc window to front aspect, built in cupboard, central heating radiator and timber floor.

## Bedroom Two

9'5" x 8'11" (2.88 x 2.72)

Upvc window to rear and central heating radiator.

## Bathroom

6'3" x 5'11" (1.92 x 1.82)

Upvc window to rear, bath with shower over and

glazed screen, WC, pedestal wash hand basin, fully tiled walls and chrome towel rail.

## Gardens

Small front garden and enclosed rear garden. Shared driveway parking.

## 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		
102-100 <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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		