

# GILMORE ESTATES

Property Sales & Lettings



£140,000

, Woodburn Terrace, , Prudhoe, Northumberland, NE42 6JX

# 4 Woodburn Terrace, Prudhoe, Northumberland, NE42 6JX

Situated on Woodburn Terrace, Prudhoe, this delightful three-bedroom mid-terraced house offers a perfect blend of comfort and convenience. With its inviting atmosphere, this property is ideal for families or professionals seeking a welcoming home.

As you step inside, you will be greeted by a warm and cosy living space, enhanced by a wood-burning stove that adds a touch of character and warmth during the colder months. The house benefits from gas central heating, ensuring a comfortable environment throughout the year. The double-glazed windows not only provide excellent insulation but also allow natural light to flood the rooms, creating a bright and airy feel.

The well-appointed kitchen features integrated appliances, making it a practical space for cooking and entertaining. The layout is designed to maximise functionality while maintaining a stylish appearance, perfect for those who enjoy culinary pursuits.

## KITCHEN

16'1" x 11'0" (4.91 x 3.36)

UPVC double glazed entrance door, UPVC double glazed window, large centre island with NEFF induction hob, sink and drainer with mixer tap, integrated washing machine and dishwasher, high level oven, integrated fridge/freezer, base units with worktop surfaces, inset spotlights, laminate wood flooring.

## LOUNGE

20'11" x 12'9" (6.39 x 3.89)

UPVC double glazed french doors to rear, wood burning stove with inglenook and stone hearth, central heating radiator, under stairs cupboard

## INNER HALLWAY

3'3" x 3'7" (1.01 x 1.11)

UPVC double glazed door to rear with views, central heating radiator.

## FIRST FLOOR LANDING

13'11" x 2'11" (4.26 x 0.89)

Built in cupboard.

## BEDROOM ONE

12'3" x 10'11" (3.74 x 3.34)

UPVC double glazed window to rear with views, central heating radiator.

## BEDROOM TWO

10'10" x 7'3" (3.31 x 2.21)

UPVC double glazed window to front, central heating radiator.

## BEDROOM THREE

11'4" x 7'3" (3.47 x 2.22)

UPVC double glazed window to front, central heating radiator, built in cupboard.

## BATHROOM

10'3" x 10'8" (3.14 x 3.26)

UPVC double glazed window to rear, shower cubicle, w.c, wash hand basin, tiled splashbacks, chrome towel rail, extractor, inset spotlights.

## 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

