

# GILMORE ESTATES

Property Sales & Lettings



£110,000

, Milton Grove, Prudhoe, Prudhoe, Northumberland, NE42 6JL



# 9 Milton Grove, Prudhoe, Prudhoe, Northumberland, NE42 6JL

\*\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*\*TWO DOUBLE BEDROOMS\*\*\*\*FULLY REDECORATED AND REPLASTERED\*\*\*MODERN BATHROOM SUITE\*\*\*GAS CENTRAL HEATING\*\*\*UPVS DOUBLE GLAZING\*\*\*\*DOUBLE DETACHED GARAGE\*\*\*\*PARKING FOR 3 CARS\*\*\*STUNNING VIEWS OF THE VALLEY\*\*\*CLOSE TO LOCAL AMENITIES AND SCHOOLS\*\*\*EXCELLENT ROAD AND TRANSPORT LINKS\*\*\*OFFERED WITH VACANT POSSESSION\*\*\*\*

## Entrance Hallway

3'11" x 3'10" (1.20 x 1.17)  
Upvc entrance door to hallway, central heating radiator and stairs to first floor.

## Lounge

12'4" x 15'0" (3.77 x 4.56)  
Upvc window to front aspect, central heating radiator, wall lights, electric stove with timber surround, laminate wood flooring and TV areal point.

## Dining Kitchen

7'2" x 16'8" (2.18 x 5.07)  
Wall and base units with laminate work surfaces, breakfast bar, integrated oven, gas hob and extractor hood, stainless steel sink and drainer with mixer tap, wall mounted combi boiler, plumbed for washing machine, Upvc window to rear with valley views and additional 2 Upvc windows to the side aspect, two central heating radiators, tiled walls and floor and Upvc door to rear garden.

## First Floor Landing

6'5" x 3'5" (1.96 x 1.05)  
Upvc window to side aspect and loft access to loft which has Velux window.

## Bedroom One

11'2" x 14'6" (3.40 x 4.42)  
Upvc window to front aspect, central heating radiator, built in wardrobes with mirrored doors, TV areal point.

## Bedroom Two

9'6" x 9'2" (2.89 x 2.79)  
Upvc window to rear aspect with stunning views, central heating radiator and laminate wood floor.

## Shower Room

6'4" x 6'4" (1.94 x 1.93)  
WC and wash hand basin set into vanity unit with storage, corner shower cubicle with combi fed shower, heated chrome towel rail, extractor fan, laminate ceiling with inset spotlights and Upvc window to rear aspect.

## Garage

9'5" x 19'11" (2.87 x 6.08)  
Timber garage with double doors. light and electric.

## Front Garden

Double block paved driveway with borders and timber fencing.

## Rear Garden

Raised decking and Gazebo, outside lights, outside tap, block paved drive and patio, gravelled beds and pond.

## 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

