

GILMORE ESTATES

Property Sales & Lettings



£1,350

, Western Avenue, , Prudhoe, Northumberland, NE42 6PA

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This beautifully refurbished semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The kitchen is thoughtfully designed, offering both functionality and style, making it a delightful space for culinary enthusiasts. The property also boasts a well-appointed bathroom, ensuring convenience for all residents.

For those with vehicles, there is parking available for one car, along with the added benefit of a garage, providing ample storage or additional parking options.

Entrance Porch

6'7" x 6'4" (2.01 x 1.95)
Entrance door to porch and door to hallway

Entrance Hallway

13'5" x 6'1" (4.10 x 1.87)
Stairs to first floor, under stairs cupboard, central heating radiator.

Lounge

11'6" x 12'7" (3.53 x 3.85)
Upvc picture window to front aspect, central heating radiator open to dining room

Dining Room

8'5" x 11'1" (2.57 x 3.39)
Upvc patio doors with views to rear garden and central heating radiator

Kitchen

9'3" x 10'4" (2.82 x 3.17)
Modern wall and base units with high gloss handleless doors, integral oven with electric hob and extractor hood, sink and drainer with mixer tap, Upvc window to rear with stunning views.

Utility Room

9'1" x 8'8" (2.77 x 2.66)
Upvc window and door to rear aspect, work surface, plumbed for washing machine

First Floor Landing

8'3" x 5'9" (2.52 x 1.76)
Upvc window to side aspect

Bedroom One

12'1" x 11'10" (3.70 x 3.61)
Upvc window to front aspect and central heating radiator

Bedroom Two

11'0" x 12'2" (3.36 x 3.71)
Upvc window to rear aspect with views of Prudhoe Castle and the Tyne Valley, central heating radiator and built in cupboard.

Bedroom Three

9'0" x 8'2" (2.76 x 2.49)
Upvc window to front aspect, central heating radiator and storage cupboard.

Bathroom

8'6" x 5'5" (2.61 x 1.67)
modern bathroom with bath and shower over, WC and wash hand basin set into vanity unit, inset spotlights, chrome heated towel rail and Upvc window to rear

Garage

8'5" x 17'4" (2.59 x 5.30)
Up and over garage door, light & electric

Front Garden

Driveway leading to garage, lawn with mature borders

Rear Garden

Large paved patio area to take advantage of the views, access to side , lawns.

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

