

# GILMORE ESTATES

Property Sales & Lettings



£110,000

, Ottercops, , Prudhoe, , NE42 6LQ

# 20 Ottercops, Prudhoe, NE42 6LQ

\*\*\* THREE BEDROOMS \*\*\* MID TERRACED HOUSE \*\*\* DOUBLE GLAZED WINDOWS \*\*\* GARDEN \*\*\*  
GAS CENTRAL HEATING \*\*\* INVESTMENT OPPORTUNITY WITH CURRENT TENANTS \*\*\*

Investment opportunity for someone looking start or add to their portfolio. The property has current tenants in situ. The property is on coalfield.

EPC RATING A  
COUNCIL TAX BAND C

## ENTRANCE HALL

Door leading to hall, stairs to first floor.

## LOUNGE/DINING ROOM

11'6" x 24'5" (3.51 x 7.45)

UPVC double glazed window to front and rear, two central heating radiators, fire with timber surround and hearth.

## KITCHEN

9'1" x 12'0" (2.78 x 3.68)

Wall and floor units with laminated worktop surfaces, UPVC double glazed window and door to rear, plumbed for automatic washer, electric oven and hob with stainless steel splashback and extractor.

## FIRST FLOOR LANDING

## BATHROOM

8'5" x 6'5" (2.57 x 1.97)

Suite comprising bath with shower over and screen, pedestal wash hand basin, w.c, UPVC double glazed window to rear, central heating radiator.

## BEDROOM ONE

12'11" x 8'9" (3.96 x 2.69)

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

## BEDROOM TWO

10'6" x 9'0" (3.22 x 2.76)

UPVC double glazed window to rear, central heating radiator.

## BEDROOM THREE

9'1" x 8'7" (2.79 x 2.64)

UPVC double glazed window to front, central heating radiator.

## EXTERNALLY

Gravelled garden, access to garage.

## GARAGE

## 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

