

# GILMORE ESTATES

Property Sales & Lettings



£235,000

, Piper Road, Ovingham, Prudhoe, , NE42 6AZ

# 65 Piper Road, Ovingham, Prudhoe, NE42 6AZ

Nestled in the charming village of Ovingham, Prudhoe, this modern semi-detached house on Piper Road offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting reception room provides a warm welcome, while the spacious dining kitchen is ideal for both everyday meals and entertaining guests.

One of the standout features of this home is its excellent location. Residents will benefit from being close to outstanding schools, making it an ideal choice for families with children. Additionally, the village amenities are just a stone's throw away, ensuring that daily necessities are easily accessible.

The property also boasts parking for two vehicles, a valuable asset in this sought-after area. Whether you are a first-time buyer or looking to settle down in a peaceful community, this home on Piper Road presents a wonderful opportunity. With its modern design and proximity to local conveniences, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

## Entrance Hallway

5'3" x 4'9" (1.61 x 1.47)

Composite door to hallway, stairs to first floor and central heating radiator.

## Cloaks WC

5'10" x 4'5" (1.79 x 1.36)

WC, wash hand basin, extractor, central heating radiator and Upvc window to side aspect.

## Lounge

12'8" x 14'1" (3.87 x 4.31)

Upvc window to front aspect and central heating radiator.

## Breakfasting Kitchen

13'8" x 11'5" (4.18 x 3.49)

Upvc window to rear aspect, wall and base units with laminate work surfaces, 1.5 stainless steel sink and drainer with mixer tap, cloaks cupboard, plumbed for washing machine, onset spotlights, understairs cupboard, integral oven with electric hob and extractor.

## First Floor Landing

6'8" x 12'1" (2.04 x 3.69)

Loft access and linen cupboard.

## Bedroom One

14'8" x 8'6" (4.49 x 2.61)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

9'2" x 14'9" (2.81 x 4.51)

Upvc window to rear aspect and central heating radiator.

## Bedroom Three

7'7" x 8'0" (2.33 x 2.45)

Upvc window to rear aspect and central heating radiator.

## Bathroom

9'3" x 7'5" (2.82 x 2.27)

Bath with boiler fed shower and glazed screen, WC, wash hand basin, central heating radiator, tiled splashbacks, large linen cupboard, extractor fan and Upvc window to rear aspect.

## Garden

Small lawn to the front aspect and enclose rear garden with lawn and paved patio. Gate access to rear to allocated parking bays.

## 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

