

# GILMORE ESTATES

Property Sales & Lettings



£195,000

, Moorlands, , Prudhoe, , NE42 5LR



# 51 Moorlands, Prudhoe, NE42 5LR

Nestled in the charming area of Moorlands, Prudhoe, this delightful semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized double bedrooms, there is ample room for everyone to enjoy their own private space.

The heart of the home is undoubtedly the impressive 30ft lounge diner, which provides a welcoming atmosphere for both relaxation and entertaining. This expansive living area is perfect for family gatherings or hosting friends, allowing for a seamless flow between dining and lounging.

In addition to the spacious interior, the property boasts two well-appointed bathrooms, ensuring convenience for busy households. The semi-detached design allows for a sense of privacy while still being part of a friendly community.

## Entrance Hallway

5'6" x 8'11" (1.68 x 2.72)  
Timber and glazed entrance door to hallway, central heating radiator, under stairs cupboard and stairs to first floor.

## Cloaks WC

6'5" x 5'4" (1.96 x 1.64)  
Originally a downstairs bathroom now converted to a cloaks WC with wash hand basin, linen cupboard and panelled walls.

## Lounge / Diner

10'4" x 30'9" (3.16 x 9.38)  
Upvc windows to front and rear aspects, three central heating radiators, gas fire with timber mantle and wall lights.

## Breakfasting Kitchen

9'7" x 17'0" (2.93 x 5.20)  
Wall and base units with laminate work surfaces, high level oven, 1.5 stainless steel sink and drainer with mixer tap, plumbed for washing machine, gas hob, breakfast bar, central heating radiator, tiled flooring, Upvc windows to side and rear aspects and double glazed door to rear.

## First Floor Landing

12'3" x 2'9" (3.75 x 0.85)  
Loft access

## Bedroom One

10'9" x 9'11" (3.30 x 3.03)  
Double glazed window to front aspect, central heating radiator, fitted wardrobes with sliding mirrored doors.

## Bedroom Two

10'10" x 9'8" (3.31 x 2.96)  
Double glazed window to front, central heating radiator and fitted wardrobes.

## Bedroom Three

8'7" x 10'10" (2.64 x 3.32)  
Double glazed window to rear and central heating radiator.

## Bedroom Four

12'1" x 7'9" (3.69 x 2.37)  
Double glazed window to rear central heating radiator and airing cupboard.

## Bathroom

8'11" x 5'1" (2.74 x 1.57)  
Double glazed window to rear coloured suite comprising of bath, WC, pedestal wash hand basin, separate shower cubicle and fully tiled walls.

## Seperate WC

7'8" x 3'0" (2.35 x 0.92)  
WC, wash hand basin and Upvc window to side.

## Garage

23'5" x 11'6" (7.15 x 3.53)  
Up and over door, additional door access to front and rear, stainless steel sink and drainer, wall mounted boiler, light and electric.

## Front Garden

Large driveway with parking for 3- 4 cars and lawn.

## Rear Garden

Large rear garden mainly laid to lawn with paved patio, potting shed, access to rear and side.

## 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

