

GILMORE ESTATES

Property Sales & Lettings



£160,000

, Western Avenue, , Prudhoe, , NE42 6PA

76 Western Avenue, Prudhoe, NE42 6PA

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, including a lovely lounge that flows seamlessly into the dining area, this home is ideal for both relaxation and entertaining.

The property boasts a bright conservatory, providing a wonderful space to enjoy the garden views throughout the year. The well-appointed kitchen, along with a practical utility room, ensures that all your culinary needs are met with ease.

Upstairs, you will find three inviting bedrooms, perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze.

Entrance Porch

6'9" x 4'6" (2.07 x 1.39)

Single glazed windows and door, tiled floor and entrance door to hallway.

Entrance Hallway

11'11" x 6'2" (3.64 x 1.88)

stairs to first floor, central heating radiator and laminate wood floor.

Lounge

11'11" x 13'5" (3.64 x 4.10)

Upvc picture window to front aspect, electric fire with timber surround, central heating radiator and arch to dining room

Dining Room

11'1" x 8'7" (3.40 x 2.63)

Central heating radiator, French doors to conservatory.

Conservatory

9'7" x 9'7" (2.94 x 2.93)

Central heating radiator and door to garden

Kitchen

9'5" x 10'8" (2.89 x 3.27)

Wall and base units with laminate work surfaces, electric cooker point with extractor hood, 1.5 stainless steel sink and drainer with mixer tap, tiled splashbacks, laminate floor, under stairs cupboard, central heating radiator, and Upvc window to rear.

Utility Room

9'1" x 8'8" (2.77 x 2.66)

Base units with laminate work surfaces, plumbed for washing machine, laminate wood flooring, door to garage and window and door to rear,

First Floor Landing

5'9" x 8'2" (1.77 x 2.50)

Upvc window to side

Bedroom One

11'6" x 10'1" (3.51 x 3.09)

Upvc window to front aspect, central heating radiator, fitted wardrobes with vanity unit.

Bedroom Two

8'11" x 11'3" (2.74 x 3.43)

Upvc window to rear, central heating radiator and built in cupboard.

Bedroom Three

7'8" x 8'0" (2.35 x 2.45)

Upvc window to front aspect and central heating radiator

Bathroom

5'10" x 8'3" (1.78 x 2.52)

Bath with electric shower over, WC, wash hand basin, chrome towel rail, tiled walls and floor and Upvc windows to rear and side aspects.

Garage

17'2" x 8'9" (5.25 x 2.67)

Roller door, wall mounted gas boiler, light and electric.

Front Garden

Block paved driveway to garage and mature shrubs.

Rear Garden

Shaped lawns, paved patio, mature trees and shrubs access to cellar.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-91% A		
91-81% B		
81-69% C		
69-55% D		
55-49% E		
49-38% F		
38-2% G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91% A		
91-81% B		
81-69% C		
69-55% D		
55-49% E		
49-38% F		
38-2% G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		