

# GILMORE ESTATES

Property Sales & Lettings



£105,000

, Oakfield Terrace, , Prudhoe, Northumberland, NE42 5HF

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Situated in the heart of Prudhoe, this three-bedroom mid-terrace property on Oakfield Terrace offers a delightful blend of comfort and convenience. Spanning an impressive 1,184 square feet, this home is perfect for families or those seeking a spacious living environment.

Built in 1900, the property retains a sense of character while benefiting from modern amenities, including gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. The two well-proportioned reception rooms provide ample space for relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings at home.

The three bedrooms are thoughtfully designed, offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located to serve the needs of the household. Additionally, the rear yard presents an ideal outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

## LOBBY

4'4" x 5'4" (1.34 x 1.63)  
Entrance door to lobby, timber and glazed door to lounge.

## LOUNGE

13'8" x 14'9" (4.18 x 4.52)  
UPVC double glazed window to front, panelled walls, wall lights, central heating radiator, understairs cupboard, open to dining room.

## DINING ROOM

14'8" x 10'5" (4.49 x 3.20)  
UPVC double glazed window to rear, central heating radiator, stairs to first floor.

## KITCHEN

14'4" x 8'0" (4.37 x 2.44)  
Wall and base units with laminated worktop surfaces, gas cooker point, 1 1/2 stainless steel sink unit and drainer with mixer tap, plumbed for automatic washer, tiled floor, tiled splashbacks, UPVC double glazed window to rear, central heating radiator

## FIRST FLOOR LANDING

5'10" x 8'10" (1.78 x 2.71)  
Loft access.

## BEDROOM ONE

10'11" x 14'11" (3.35 x 4.57)  
UPVC double glazed window to front, central heating radiator.

## BEDROOM TWO

14'6" x 7'10" (4.42 x 2.41)  
UPVC double glazed window to rear, central heating radiator, built in cupboard housing boiler.

## BEDROOM THREE

12'1" x 5'4" (3.70 x 1.64)  
UPVC double glazed window to front, central heating radiator,

## BATHROOM

7'1" x 5'6" (2.17 x 1.70)  
White suite comprising :- Bath with combi fed shower and screen, wc, pedestal wash hand basin, laminated walls, central heating radiator, UPVC double glazed window to rear.

## EXTERNALLY

There is an enclosed yard to the rear of the property.

## 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

