

# GILMORE ESTATES

Property Sales & Lettings



## South Road , Prudhoe, NE42 5LB

Nestled on South Road in the charming town of Prudhoe, this extended semi-detached house offers a delightful blend of comfort and convenience. Built in 1935, the property has been thoughtfully modernised while retaining its character, making it an ideal family home in a highly sought-after area.

Spanning an impressive 1,184 square feet, this residence boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the impressive kitchen dining and family room, which is perfect for family gatherings and social occasions. The layout is designed to foster a warm and inviting atmosphere, making it easy to create lasting memories.

With three well-proportioned bedrooms, this property caters to families of all sizes. The large south-facing rear garden is a standout feature, offering a sun-drenched outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the tranquility of nature. Additionally, the double-length garage provides practical storage solutions and parking convenience.

**Offers Over £360,000**

# South Road

, Prudhoe, NE42 5LB



- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- LARGE FAMILY DINING KITCHEN
- DOUBLE LENGTH GARAGE
- VERY LARGE SOUTH FACING GARDEN
- EXCELLENT LOCATION

## Entrance Hallway

6'1" x 12'9" (1.87 x 3.89)

## Lounge

14'11" x 13'7" (4.55 x 4.16)

## Dining Kitchen

15'9" x 20'4" (4.81 x 6.20)

## WC / Utility

5'10" x 2'8" (1.80 x 0.82)

## First Floor Landing

8'2" x 7'8" (2.49 x 2.36)

## Bedroom One

10'4" x 12'5" (3.17 x 3.81)

## Bedroom Two

9'10" x 10'4" (3.02 x 3.17)

## Bedroom Three

8'5" x 8'2" (2.57 x 2.49)

## Bathroom

6'10" x 8'0" (2.09 x 2.44)

## Garage

9'9" x 27'7" (2.98 x 8.43)

## Front Garden

## Rear Garden



## Directions



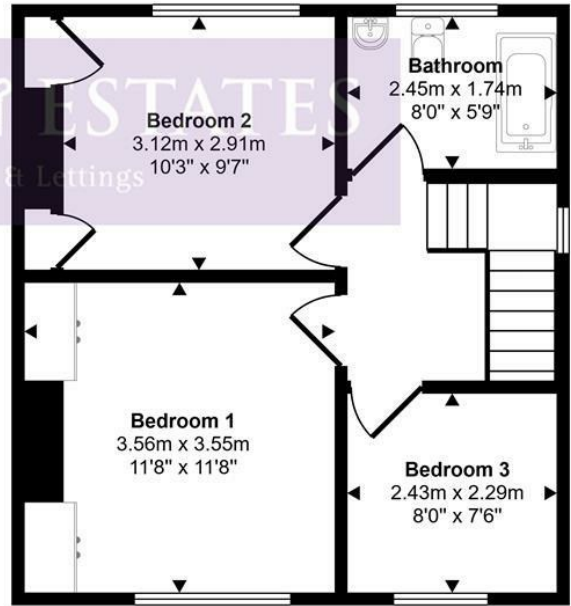


# Floor Plan

Approx Gross Internal Area  
98 sq m / 1057 sq ft



Ground Floor  
Approx 58 sq m / 619 sq ft



First Floor  
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	50	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC