

# GILMORE ESTATES

Property Sales & Lettings



**£850 PCM**

, Linnheads, Prudhoe, Prudhoe, Northumberland, NE42 6LF

# 10 Linnheads, Prudhoe, Prudhoe, Northumberland, NE42 6LF

Gilmore Estates are delighted to offer the THREE BEDROOM mid link house located within a very popular residential estate in Prudhoe.

The property is within walking distance of the Town centre and local amenities and also local schools and playgrounds. Excellent bus train and road link provide ease of access to all major centres of the North East.

Briefly comprising of Entrance lobby, entrance hallway, lounge through dining room conservatory, fitted kitchen to the first floor there are three bedrooms and family bathroom. Externally there is a small garden to the front and enclosed garden to the rear.

This property has just been completely refurbished.

## Entrance Lobby

7'0" x 6'5" (2.13 x 1.95)

Upvc entrance door to lobby, wall lights, 1/2 timber / glazed door to hallway.

## Entrance Hallway

12'8" x 6'4" (3.86 x 1.93)

Stairs to first floor, dado rail and double glazed door to lounge, central heating radiator.

## Lounge/ Dining Room

24'5" x 11'3" (7.44 x 3.43)

Double glazed patio doors to Conservatory, double glazed window to front elevation, wall lights, dado rail, central heating radiator.

## Kitchen

11'7" x 8'11" (3.53 x 2.71)

Wall and base units with laminate work surfaces, gas cooker point, plumbed for washing machine, 1.5 stainless steel sink and drainer, cupboard housing central heating system.

## Conservatory

7'9" x 8'2" (2.35 x 2.49)

Upvc double glazed conservatory with laminate wood flooring and wall lights.

## First Floor Landing

6'0" x 8'10" (1.83 x 2.69)

Loft access, storage cupboard.

## Bedroom One

13'0" x 8'11" (3.95 x 2.71)

Double glazed window to front and built in wardrobe, central heating radiator.

## Bedroom Two

10'11" x 8'10" (3.34 x 2.69)

Double glazed to rear, built in cupboard, central heating radiator.

## Bedroom Three

9'5" x 8'9" (2.87 x 2.67)

Double window to front, central heating radiator.

## Bathroom

6'7" x 5'5" (2.00 x 1.66)

White suite comprising of bath , low level WC, pedestal wash hand basin, fully tiled walls, laminate ceiling with inset spotlights, tiled walls and floor.

## Externally

Small garden to the front and enclosed rear garden.

## 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

