

# GILMORE ESTATES

Property Sales & Lettings



£119,950

, Riding Dene, Mickley, Stocksfield, , NE43 7DN

# 87 Riding Dene, Mickley, Stocksfield, NE43 7DN

This delightful end-terrace house presents an excellent opportunity for those seeking a project to make their own. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The inviting lounge flows seamlessly into the dining room, creating a warm and welcoming atmosphere for entertaining guests or enjoying quiet evenings at home.

While the house requires some updating, it offers a blank canvas for you to infuse your personal style and preferences. The potential to transform this property into your dream home is immense, making it an exciting prospect for the discerning buyer.

Outside, there are gardens to front and rear as well as a garage for convenient storage or parking. The property also includes parking for one vehicle, ensuring ease of access.

## Entrance Hallway

5'2 x 3'00 (1.57m x 0.91m)

Upvc entrance door to hallway and stairs to first floor.

## Lounge

11'2 x 24'3 (3.40m x 7.39m)

Upvc windows to front and rear aspects and two central heating radiators.

## Kitchen

8'1 x 8'1 (2.46m x 2.46m)

Upvc window to rear aspect and Upvc door to rear garden, wall and base units with laminate work surfaces, gas cooker point, tiled splashbacks, plumbed for washing machine and central heating radiator.

## First Floor Landing

8'3 x 6'4 (2.51m x 1.93m)

## Bedroom One

10'6 x 7'4 (3.20m x 2.24m)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

9'9 x 9'1 (2.97m x 2.77m)

Upvc window to rear aspect, central heating radiator and storage cupboard.

## Bedroom Three

6'3 x 8'9 (1.91m x 2.67m)

Upvc window to front aspect and cupboard housing boiler.

## Bathroom

4'8 x 5'3 (1.42m x 1.60m)

Bath, pedestal wash hand basin, tiled splashbacks, central heating radiator and upvc window to rear aspect.

## Seperate WC

5'5 x 2'8 (1.65m x 0.81m)

WC, 1/2 tiled walls and Upvc window to rear.

## Gardens

Enclosed front and rear gardens

## Garage

Single garage in block

## 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(12-14) <b>A</b>		
(15-17) <b>B</b>		
(18-20) <b>C</b>		
(21-23) <b>D</b>		
(24-26) <b>E</b>		
(27-29) <b>F</b>		
(30-32) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		