

# GILMORE ESTATES

Property Sales & Lettings



£180,000

, Western Avenue, , Prudhoe, , NE42 6PA

# 68 Western Avenue, Prudhoe, NE42 6PA

\*\*\* THREE BEDROOMS \*\*\* DETACHED HOUSE \*\*\* GAS CENTRAL HEATING \*\*\* DOUBLE GLAZED WINDOWS \*\*\* REQUIRES SOME UPDATING \*\*\*\* FREEHOLD \*\*\* GARAGE & GARDENS \*\*\* DRIVEWAY PARKING \*\*\* WALKING DISTANCE TO TRAIN STATION \*\*\* NO ONWARD CHAIN\*\*\*

Available for sale with vacant possession a three bedroom detached house requiring some updating. Property benefits include Gas central heating, double glazed windows, gardens, garage and parking. The property is within easy reach of local amenities and within walking distance of bus stops and railway station. Accommodation briefly comprises :- Entrance hall, lounge/dining room, kitchen, utility room, to the first floor there three bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear and a driveway leading to the garage.

EPC RATING TBC  
COUNCIL TAX BAND C

## ENTRANCE HALL

13'10" x 6'2" (4.24 x 1.88)  
Entrance door to hall, central heating radiator,.

## LOUNGE/DINING ROOM

11'6" x 26'4" (3.51 x 8.05)  
UPVC double glazed picture windows to front and rear, 2 x central heating radiator, gas fire with timber surround.

## KITCHEN

9'8" x 10'7" (2.96 x 3.24)  
UPVC double glazed window to rear, wall and base units with high gloss soft close doors and drawers, electric cooker point, stainless steel sink unit an drainer with mixer tap, central heating radiator.

## UTILITY ROOM

8'9" x 8'2" (2.67 x 2.50)  
UPVC door and double glazed window to rear, wall mounted combi, base units with laminated worktop surfaces plumbed for automatic washer.

## FIRST FLOOR LANDING

5'10" x 8'4" (1.78 x 2.55)  
Stained glass window to side.

## BEDROOM ONE

9'6" x 12'4" (2.92 x 3.76)  
UPVC double glazed window to front, central heating radiator.

## BEDROOM TWO

10'11" x 9'1" (3.34 x 2.77)  
UPVC double glazed window to rear, central heating radiator, loft access.

## BEDROOM THREE

9'3" x 8'1" (2.82 x 2.48)  
UPVC double glazed window to front, central heating radiator, built in cupboard.

## BATHROOM

5'10" x 5'8" (1.80 x 1.75)  
Coloured suite compries :- bath with electric shower, pedestal wash hand basin, fully tiled walls, shaver point, UPVC double glazed window to rear.

## W.c

5'1" x 2'5" (1.55 x 0.76)  
UPVC double glazed window to side, w.c.

## GARAGE

## EXTERNALLY

## 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

