

GILMORE ESTATES

Property Sales & Lettings



£100,000

, Beech Grove, , Prudhoe, , NE42 6HU

16 Beech Grove, Prudhoe, NE42 6HU

Situated on Beech Grove, Prudhoe, this mid-terrace property presents a wonderful opportunity for those looking to invest in a home with character. Built in 1912, this residence boasts a generous living space of 915 square feet, offering ample room for comfortable living.

The property features two well-proportioned bedrooms, perfect for a small family or as a guest room. The single reception room provides a welcoming space for relaxation and entertaining, allowing for a cosy atmosphere. While the home requires some work, it offers the chance to personalise and enhance the space to your liking, making it a true reflection of your style.

Gas central heating ensures warmth and comfort throughout the colder months, while the rear yard provides a private outdoor area, ideal for enjoying the fresh air or hosting gatherings.

ENTRANCE PORCH

2'10" x 2'11" (0.87 x 0.9)

UPVC entrance door, stairs to first floor.

LOUNGE

12'2" x 16'1" (3.71 x 4.92)

Patio door to front elevation, stone hearth with mantle and hearth, laminated wood flooring, central heating radiator.

KITCHEN

12'11" x 14'4" (3.96 x 4.39)

Wood panelled walls, base units with laminated worktop surfaces, stainless steel sink unit and drainer, plumbed for washer, combi boiler, boarded fireplace, storage cupboard, window to rear elevation.

TO THE FIRST FLOOR

13'9" x 6'2" (4.21 x 1.90)

Central heating radiator, loft access (not boarded).

BEDROOM ONE

14'10" x 12'2" (4.53 x 3.72)

Two double glazed windows.

BEDROOM TWO

15'3" x 7'6" (4.65 x 2.30)

Central heating radiator, double glazed window, storage cupboard.

BATHROOM

7'6" x 4'5" (2.31 x 1.36)

White suite comprising :- Bath with shower over and mixer tap, w.c, sink in vanity unit, double glazed window, panelled walls, laminated flooring.

EXTERNALLY

Yard to the rear.

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 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
1-34		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-104 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-39 G		
1-34		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		