

# GILMORE ESTATES

Property Sales & Lettings



£700 PCM

, Fair View, Prudhoe, Prudhoe, Northumberland, NE42 6EU

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Gilmore Estates are delighted to offer this very attractive two bedroom stone terrace house located close to the Town Centre.

The property is decorated in neutral colours throughout and is available on an unfurnished basis.

Early viewing highly recommended

#### Entrance Hallway

3'2" x 3'11" (0.97 x 1.20)  
Upvc entrance door to hallway, stairs to first floor and central heating radiator.

#### Lounge

13'1" x 16'2" (4.00 x 4.93)  
Upvc window to front aspect, large walk in under stairs cupboard and additional storage cupboard, wall mounted remote control electric fire, central heating radiator and TV points.

#### Dining Kitchen

8'8" x 18'0" (2.65 x 5.48)  
Upvc window and door to rear yard, wall and base units with laminate work surfaces, integral Hotpoint electric oven and hob with stainless steel chimney extractor, tiled splashbacks, inset spotlights, central heating radiator and laminate wood flooring.

#### First Floor Landing

7'10" x 6'4" (2.40 x 1.93)  
Loft access and laminate wood flooring.

#### Bedroom One

12'10" x 9'2" (3.91 x 2.80)  
Upvc double glazed window to front aspect, built in wardrobes, cupboard housing combi boiler and laminate wood flooring.

#### Bedroom Two

9'8" x 7'6" (2.95 x 2.29)  
Upvc window to rear aspect with views, laminate wood flooring and central heating radiator.

#### Bathroom

7'3" x 7'11" (2.21 x 2.41)  
White suite comprising of bath with electric shower over and glazed screen, WC and wash hand basin, laminate wood flooring, linen cupboard, tiled splashbacks and Upvc window to rear aspect.

#### Externally

Small town garden to the front and yard with access to the rear. Off street car parking.

### 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

