

# GILMORE ESTATES

Property Sales & Lettings



**Western Avenue**  
, Prudhoe, NE42 6PA

This delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, including a lovely lounge that flows seamlessly into the dining area, this home is ideal for both relaxation and entertaining.

The property boasts a bright conservatory, providing a wonderful space to enjoy the garden views throughout the year. The well-appointed kitchen, along with a practical utility room, ensures that all your culinary needs are met with ease.

Upstairs, you will find three inviting bedrooms, perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located to serve all bedrooms, making morning routines a breeze.

**Offers Over £155,000**

# Western Avenue , Prudhoe, NE42 6PA



- SEMI DETACHED HOUSE
- KITCHEN AND UTILITY ROOM
- GARDENS FRONT AND REAR
- THROUGH LOUNGE DINING ROOM
- THREE BEDROOMS
- NO ONWARD CHAIN
- CONSERVATORY
- ATTACHED GARAGE

## Entrance Porch

6'9" x 4'6" (2.07 x 1.39)

## First Floor Landing

5'9" x 8'2" (1.77 x 2.50)

## Entrance Hallway

11'11" x 6'2" (3.64 x 1.88)

## Bedroom One

11'6" x 10'1" (3.51 x 3.09)

## Lounge

11'11" x 13'5" (3.64 x 4.10)

## Bedroom Two

8'11" x 11'3" (2.74 x 3.43)

## Dining Room

11'1" x 8'7" (3.40 x 2.63)

## Bedroom Three

7'8" x 8'0" (2.35 x 2.45)

## Conservatory

9'7" x 9'7" (2.94 x 2.93)

## Bathroom

5'10" x 8'3" (1.78 x 2.52)

## Kitchen

9'5" x 10'8" (2.89 x 3.27)

## Garage

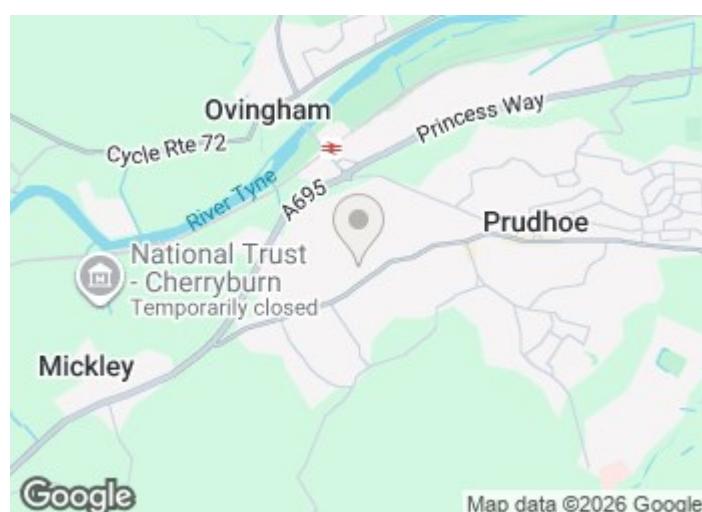
17'2" x 8'9" (5.25 x 2.67)

## Utility Room

9'1" x 8'8" (2.77 x 2.66)

## Front Garden

## Rear Garden



## Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		