GILMORE ESTATES

Property Sales & Lettings







£695

, West Road, , Prudhoe, , NE42 6HP

24 West Road, Prudhoe, NE42 6HP

**** TWO BEDROOMS **** STONE COTTAGE **** WALKING DISTANCE TO AMENITIES **** NO CHAIN ***
ENCLOSED REAR GARDEN **** ALLOCATED PARKING *** REFURBISHED KITCHEN & NEW BATHROOM

A two bedroom stone cottage situated within easy reach of all local amenities and transport links. The property has a newly fitted bathroom and refurbished kitchen,. Accommodation briefly comprises :- Entrance to kitchen, bathroom, lounge, to the first floor there are two bedrooms. Externally there is an enclosed rear garden and allocated parking space to the front.

EPC RATING

COUNCIL TAX BAND A

Entrance
Upvc entrance door to kitchen.

Kitchen
9'8" x 8'7" (2.95 x 2.63)
Wall and base units with laminated worktop surfaces, integral oven with gas hob and stainless steel chimney extractor, sink and drainer with mixer tap, plumbed for washing machine, wall mounted combi boiler, tiled splashbacks, tiled flooring, tiled splashbacks and UPVC window to front aspect.

Bathroom
5'4" x 8'8" (1.63 x 2.65)
White suite comprising of bath with mixer tap, shower over and glass shower screen, w.c and sink set into vanity units, wall and floor fully tiled, double glazed window to rear.

Lounge
15'2" x 16'1" (4.64 x 4.91)
Fireplace is prepped and ready for wood burner, under stairs cupboard and UPVC window and door to rear aspect.

Rear Hallway
4'0" x 4'0" (1.22 x 1.22)
Upvc door to rear and stairs to first floor.

First Floor Landing
11'8" x 5'9" (3.58 x 1.77)
Loft access with pull down ladder and alcove storage

Bedroom One
8'10" x 15'5" (2.71 x 4.70)
UPVC window to rear aspect with views and central heating radiator.

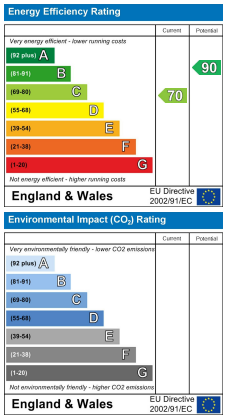
Bedroom Two
9'6" x 6'10" (2.90 x 2.09)
UPVC window to front aspect and central heating radiator.

Garden
Gravelled beds and block paved patio with raised decking.

Parking
Allocated parking pay.

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



72 Front Street, Prudhoe, NE42 5HJ
Tel: 01661 831224 Email: info@gilmoreestates.com https://www.gilmoreestates.com