

# GILMORE ESTATES

Property Sales & Lettings



£125,000

, Leaburn Terrace, , Prudhoe, , NE42 6JA

# 7 Leaburn Terrace, Prudhoe, NE42 6JA

Situated on Leaburn Terrace, Prudhoe, this delightful two-bedroom mid-terrace house has recently undergone a thoughtful refurbishment by the current owner, making it an ideal choice for those seeking a modern yet cosy home.

Upon entering, you will find a spacious reception room that welcomes you with warmth and light, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large dining kitchen, which offers ample space for family meals and gatherings. The kitchen is designed with functionality in mind, ensuring that cooking and dining are both enjoyable experiences.

This property boasts two bedrooms, providing comfortable living spaces for individuals or small families. The bathroom is tastefully appointed, and an en-suite adds a touch of convenience to the master bedroom, enhancing the overall appeal of the home.

## Entrance Porch

5'0" x 3'2" (1.54 x 0.98)  
Upvc entrance door to hallway.

## Lounge

14'0" x 15'10" (4.27 x 4.84)  
Upvc window to front aspect, stairs to first floor, understairs cupboard, feature brick Inglenook, central heating radiator and laminate wood flooring.

## Dining Kitchen

12'4" x 15'10" (3.76 x 4.85)  
Upvc window to rear aspect, base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integral oven with electric hob and extractor, plumbed for dishwasher, cupboard housing boiler, central heating radiator and laminate wood flooring.

## Utitiy Room

8'1" x 9'1" (2.47 x 2.79)  
Central heating radiator, plumbed for washing machine, laminate wood floor, and Upvc window to rear.

## Downstairs Bathroom

7'9" x 9'2" (2.37 x 2.81)  
WC, pedestal wash hand basin, bath with combi fed shower and glazed screen, tiled splashbacks, laminate wood floor, Upvc window to rear, extractor and central heating radiator.

## First Floor Landing

5'11" x 6'7" (1.81 x 2.02)  
UPVC double glazed window to rear, loft access.

## Bedroom One

13'8" x 9'0" (4.18 x 2.75)  
UPVC double glazed window to front, central heating radiator, built in cupboard.

## En-Suite

3'10" x 5'2" (1.17 x 1.60)  
Shower cubicle with combi fed shower, w.c, wash hand basin, extractor.

## Bedroom Two

10'11" x 6'3" (3.35 x 1.93)  
UPVC double glazed window to rear, central heating radiator.

## Externally

Enclosed rear yard, outhouse.

## 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

