

# GILMORE ESTATES

Property Sales & Lettings



£79,950

, West Road, Prudhoe, Prudhoe, Northumberland, NE42 6HP

# 4a West Road, Prudhoe, Prudhoe, Northumberland, NE42 6HP

Welcome to this charming ground floor flat located on West Road in the heart of Prudhoe, Northumberland. This delightful property boasts a modern decor that creates a warm and inviting atmosphere, perfect for those seeking a comfortable living space.

The flat features one well-proportioned bedroom, ideal for a single occupant or a couple. The reception room is a lovely space for relaxation or entertaining guests, while the bathroom is conveniently designed to meet your everyday needs.

One of the standout features of this property is the off-street parking, accommodating up to two vehicles, which is a rare find in a town centre location. This makes it an excellent choice for those who require easy access to their vehicles while enjoying the convenience of nearby amenities.

## Entrance

Composite entrance door.

9'5" x 5'10" (2.87 x 1.77)

Rear yard and off street parking,

## Lounge

14'4" x 17'0" (4.38 x 5.19)

Upvc window to front elevation, central heating radiator, feature fireplace, bespoke fitted cupboards, and television point.

## inner hallway

12'4" x 5'3" (3.76 x 1.60)

Cloaks cupboard.

## Shower Room

4'3" x 9'8" (1.29 x 2.94)

Fully tiled shower cubicle, low level WC, pedestal wash hand basin, extractor fan and central heating radiator.

## Bedroom

7'5" x 9'7" (2.26 x 2.93)

Upvc window to rear elevation, central heating radiator and Upvc window to rear.

## Kitchen

9'5" x 5'10" (2.87 x 1.77)

Modern white handleless wall and base units, integral oven with gas hob and extractor hood, integral washing machine, wall mounted boiler, stainless steel sink and drainer with mixer tap, laminate splashbacks, Upvc window and door to rear garden.

## Externally

## 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

