

GILMORE ESTATES

Property Sales & Lettings



£200,000

, Ashtree Avenue, High Spen, Rowlands Gill, , NE39 2FE

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This delightful terraced house on Ashtree Avenue offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is a contemporary kitchen, designed with both style and functionality in mind, making it a joy to prepare meals and entertain guests.

The bathroom has been tastefully updated, ensuring a fresh and inviting atmosphere. The property boasts a spacious reception room, providing a welcoming area for relaxation and socialising.

Outside, the beautifully landscaped garden presents a serene outdoor space, perfect for enjoying sunny days or hosting gatherings. Additionally, the double driveway offers convenient off-street parking, a valuable feature in today's busy world.

Entrance

Composite door to dining kitchen

Cloaks WC

6'7" x 3'10" (2.01 x 1.18)
WC, wash hand basin, central heating radiator, panelled walls and extractor fan.

Lounge

14'9" x 14'11" (4.50 x 4.56)
Upvc Bi fold doors to rear garden, central heating radiator and TV point.

Dining Kitchen

12'10" x 15'1" (3.92 x 4.60)
Wall and base units with laminate work surfaces, high level oven, Induction hob, stainless steel sink and drainer with mixer tap, plumbed for washing machine, integral fridge freezer, central heating radiator, Upvc window to front aspect, under stairs cupboard, central heating radiator and stairs to first floor landing.

First Floor Landing

7'6" x 10'2" (2.31 x 3.11)
Loft access

Bedroom One

8'1" x 12'11" (2.47 x 3.96)
Two Upvc windows to front aspect, central heating radiator, fitted wardrobe, large storage cupboard housing combi boiler.

Bedroom Two

7'6" x 10'5" (2.30 x 3.19)
Upvc window to rear aspect and central heating radiator.

Bedroom Three

7'3" x 10'5" (2.23 x 3.20)
Upvc window to rear aspect and central heating radiator

Bathroom

7'7" x 6'5" (2.33 x 1.97)
White suite comprising of bath with chrome taps and shower attachment and glazed screen, WC, wash hand basin, 1/2 tiled walls and floor, extractor fan and central heating radiator.

Front External

Block paved driveway parking for 2 cars

Rear Garden

Fully enclosed rear garden with paved patio and lawn.

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

