

# GILMORE ESTATES

Property Sales & Lettings



£550

, Woodhead Road , Prudhoe , NE42 5DR

# 27 Woodhead Road, Prudhoe, NE42 5DR

\*\*\* ONE BEDROOM \*\*\* GROUND FLOOR FLAT \*\*\* GAS CENTRAL HEATING \*\*\* DOUBLE GLAZING \*\*\*  
\*\*\* COMMUNAL REAR GARDEN \*\*\* CLOSE TO LOCAL AMENITIES \*\*\*

A one bedroom ground floor flat comprising :- Entrance, lounge, kitchen, bathroom, bathroom, rear hallway, w.c. Low maintenance front garden and communal rear garden,

EPC RATING C  
COUNCIL TAX BAND A

## ENTRANCE PORCH

3'10" x 3'8" (1.19 x 1.13)  
UPVC entrance door to porch, central heating radiator, laminated wood flooring.

## LOUNGE

12'3" x 16'5" (3.75 x 5.01)  
UPVC double glazed window to front, laminate wood flooring, timber fire surround with marble hearth, central heating radiator,

## KITCHEN

7'4" x 10'11" (2.24 x 3.33)  
Wall and base units with worktop surfaces, stainless steel sink unit and drainer , electric cooker point, plumbed for automatic washer, breakfast bar, tiled splashbacks, UPVC double glazed windows to rear side, central heating radiator, pantry cupboard.

## BATHROOM

7'5" x 4'11" (2.27 x 1.50)  
Suite comprising :- Shower cubicle, wash hand basin, fully tiled walls, chrome towel rail, UPVC double glazed window to rear, cupboard housing combi boiler.

## BEDROOM

12'0" x 10'2" (3.66 x 3.12)  
UPVC double glazed window to front, central heating radiator.

## REAR HALL

2'11" x 7'10" (0.91 x 2.40)  
Central heating radiator, UPVC double glazed door to rear.

## W.C

2'11" x 4'3" (0.91 x 1.32)  
Wash hand basin, w.c, tiled splashbacks, UPVC double glazed window to rear.

## EXTERNALLY

To the front there is a low maintenance garden with mature shrubs.

To the rear there is a communal garden.

## 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

