

# GILMORE ESTATES

Property Sales & Lettings



£155,000

, Drawback, , Prudhoe, , NE42 5BE

# 9 Drawback, Prudhoe, NE42 5BE

This delightful semi-detached stone cottage offers a wonderful opportunity for those seeking a characterful home. With three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or those looking for extra space to entertain.

As you enter, you will be greeted by the warm and welcoming atmosphere that only a cottage can provide. The two reception rooms offer versatile living spaces, ideal for both relaxation and social gatherings. The cottage features a bathroom that caters to the needs of modern living, while the enclosed rear garden presents a private outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.

The property enjoys stunning views from both aspects and also boasts a driveway with parking for one vehicle, adding to the convenience of this lovely home. While the cottage requires some cosmetic updating, it presents a fantastic opportunity for buyers to put their personal touch on the space and create their dream home.

## Entrance Porch

4'9" x 4'11" (1.45 x 1.52)

Upvc entrance door to porch, UPvc windows to both side aspects and timber and glazed door to hallway

## Entrance Hallway

4'5" x 3'5" (1.35 x 1.05)

Stairs to 1st floor and central heating radiators.

## Lounge

15'0" x 10'1" (4.59 x 3.09)

Upvc window to front aspect, inset gas fire, central heating radiator and bespoke floor cabinets.

## Dining Room

8'2" x 13'8" (2.51 x 4.19)

Upvc window to side aspect, central heating radiator, bespoke cabinets and shelving and under stairs cupboard.

## Kitchen

7'6" x 14'3" (2.31 x 4.35)

Wall and base units with laminate work surfaces, 1.5 stainless steel sink and drainer with mixer tap, plumbed for washing machine gas cooker point with extractor hood, tiled splashbacks, Upvc window and door to rear aspect.

## First Floor Landing

5'10" x 8'0" (1.79 x 2.46)

Central heating radiator, door and stairs to second floor.

## Bedroom One

12'1" x 9'8" (3.70 x 2.95)

Upvc window to front aspect, central heating radiator, under stairs cupboard, built in wardrobes and wall lights.

## Bedroom Two

16'4" x 8'0" (4.99 x 2.46)

Upvc window to rear aspect and central heating radiator.

## Bathroom

13'6" x 5'9" (4.13 x 1.77)

Bath with chrome mixer taps, separate shower cubicle, WC, pedestal wash hand basin, tiled walls and floor, Upvc window to rear aspect.

## Second floor

### Bedroom Three

15'8" x 12'11" (4.80 x 3.94)

Upvc windows to both front and rear aspects, central heating radiator, storage cupboard and beamed ceiling

## Front Garden

Small cottage garden and driveway parking

## Rear Garden

Enclosed rear garden with gate access to the side, lawn and borders, two garden sheds and BBQ area.

## 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

