

# GILMORE ESTATES

Property Sales & Lettings



£220,000

, Park Avenue, , Prudhoe, , NE42 5BA

# 3 Park Avenue, Prudhoe, NE42 5BA

Prudhoe, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,173 square feet, the property boasts a spacious layout that is ideal for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the large dining kitchen, which is well-equipped and designed for both casual dining and formal gatherings. This space is sure to become a favourite spot for family meals and social occasions.

The property features three double bedrooms, each offering ample space and natural light, ensuring a restful retreat for all family members. With two well-appointed bathrooms, morning routines will be a breeze, providing convenience for busy households.

## Entrance Hallway

5'11" x 12'6" (1.81 x 3.82)

Composite door to hallway, stairs to first floor central heating radiator, laminate wood flooring and Upvc window to side aspect.

## Lounge

12'5" x 11'10" (3.81 x 3.61)

Upvc window to front aspect, gas fire with decorative surround and central heating radiator.

## Dining Kitchen

18'9" x 10'2" (5.73 x 3.10)

Upvc patio doors to rear garden, wall and base units with laminate work surfaces, integral oven and gas hob and extractor hood, ceramic sink and mixer tap, plumbed for washing machine, integral fridge freezer, larder cupboard, central heating radiator, double glazed Velux window, larder cupboard, Upvc windows to rear and two to side aspects and tiled flooring.

## Rear Hallway

5'8" x 3'11" (1.73 x 1.21)

Upvc door to rear aspect and tiled flooring.

## Cloaks WC

5'4" x 3'2" (1.64 x 0.98)

WC, wash hand basin, chrome towel rail, fully tiled walls, laminate ceiling with inset spotlights and Upvc window to side aspect

## First Floor Landing

8'0" x 8'3" (2.45 x 2.54)

Upvc window to side aspect and loft access.

## Bedroom One

12'9" x 10'7" (3.91 x 3.23)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

9'11" x 10'6" (3.03 x 3.21)

Upvc window to rear aspect with views and central heating radiator.

## Bedroom Three

10'4" x 8'0" (3.17 x 2.45)

Upvc window to front aspect, built in cupboard, central heating radiator and laminate wood flooring.

## Bathroom

7'10" x 8'3" (2.41 x 2.52)

Bath with separate shower cubicle, WC, double wash hand basin set into vanity unit, fully tiled walls, chrome towel rail, extractor fan, laminate ceiling with inset spotlights and Upvc window to rear and side aspect.

## Front Garden

Blocked paved driveway to front garden with parking for 2-3 cars

## Rear Garden

Large paved patios, lawn, summer house and gate access to side.

## 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

