GILMORE ESTATES

Property Sales & Lettings





£260,000

, Fieldfare Avenue, , Ryton, , NE40 3FE

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This charming three-bedroom detached house offers a perfect blend of comfort and modern living. With open views to the front, the property enjoys a serene setting that is ideal for families and those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertaining. The dining kitchen is a highlight of the home, featuring an upgraded kitchen that is both stylish and functional. This area is complemented by a separate utility room, adding convenience to your daily routines.

Each of the three bedrooms is equipped with fitted wardrobes, ensuring ample storage space while maintaining a tidy and organised environment. The two bathrooms provide practicality for family living, making morning routines a breeze.

Entrance Hallway
7'3" x 7'1" (2.21 x 2.17)
Composite entrance door to hallway, central heating radiator and stairs to first floor.

Cloaks WC
3'6" x 5'0" (1.09 x 1.53)
WC, pedestal waah hand basin, central heating radiator and extractor fan.

Lounge
18'0" x 13'6" (5.51 x 4.12)
Upvc bay window to front aspect, Upvc window to side aspect and central heating radiator.

Dining Kitchen
18'0" x 10'5" (5.51 x 3.20)
Upvc French door to garden, wall and base units with laminate work surfaces and upstands, integral oven with gas hob, extractor hood and stainless steel splashbacks, 1.5 sink and drainer with mixer tap, Ipvc windows to side and rear aspects and inset spotlights.

Utility Room
7'2" x 6'10" (2.19 x 2.09)
Composite door to side access, laminate work surface, wall mounted gas boiler, plumber for washing machine, central heating radiator and under stairs cupboard.

First Floor Landing
9'9" x 4'1" (2.98 x 1.27)
Upvc window to rear aspect and linen cupboard.

Bedroom One
14'0" x 13'6" (4.27 x 4.14)
Upvc windows to front and side aspects with open views, central heating radiator, fitted wardrobes with mirrored doors door to ensuite.

Ensuite
4'11" x 6'7" (1.51 x 2.01)
Enclosed shower cubicle, WC, wash hand basin, tiled splashbacks, central heating radiator, inset spotlights, extractor fan and Upvc window to side aspect.

Bedroom Two
11'1" x 9'8" (3.38 x 2.95)
Upvc window to side aspect, French doors to built in wardrobe, large over stairs cupboard and central heating radiator.

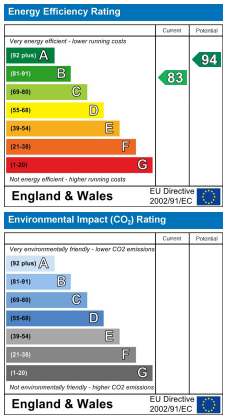
Bedroom Three
10'7" x 8'8" (3.24 x 2.66)
Upvc window to front aspect with open views, fitted wardrobes with sliding doors and central heating radiator.

Bathroom
6'11" x 6'10" (2.12 x 2.09)
Bath with combi fed shower over and glazed screen, wash hand basin, WC, tiled splashbacks, inset spotlights, extractor fan and Upvc window to rear aspect.

Gardens

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



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