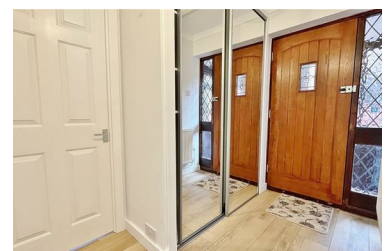




Stallards Crescent Kirby Cross, CO13 0TN

Sheens Letting & Management are pleased to offer to market this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located on the 'Frietuna' Development and has two bedrooms, a fitted kitchen and conservatory. This property is a six month let only and is available now, so please call us on 01255 852555 to book your viewing.

- Two Bedrooms
- Open Plan Lounge/Kitchen
- Shower Room
- Modern Throughout
- Double Glazed Conservatory
- Off Street Parking & Garage
- Six Month Let Only
- EPC Rating D
- Council Tax C



£1,200 Per Calendar Month

Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Hardwood entrance door to:

ENTRANCE HALLWAY

Wood laminate flooring. Built in double length storage cupboard with mirrored sliding doors. Loft access. Radiator. Doors to:



LOUNGE

16'10 x 11'7

Wood laminate flooring. Radiator. Sealed unit double glazed patio doors leading to conservatory. Open plan to:



KITCHEN

17'10 x 6'11

Fitted with a range of matching white high gloss units. Rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching high gloss units both at eye and floor level. Part tiled walls. Wood effect laminate flooring. Plumbing for washing machine. Space for fridge or freezer. Enclosed combination boiler. Spotlights. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



BEDROOM ONE

10'11 x 8'11

Wood laminate flooring. Sealed unit double glazed window to front. Radiator.



BEDROOM TWO

10'3 x 8'1

Wood laminate flooring. Sealed unit double glazed window to front. Radiator.



SHOWER ROOM

White suite. Low level WC. Vanity hand wash basin with storage cupboard under. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.



CONSERVATORY

13'01 x 7'5

Part brick base. Glass roof. Wood laminate flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed patio doors giving access to rear.



OUTSIDE - REAR

West facing. Patio part area. Majority laid to lawn. Wooden storage shed to remain. Borders well stocked with an array of flowers, shrubs and bushes. Enclosed by panel fencing. Private access door to garage. Wooden gate giving access to front.



OUTSIDE - FRONT

Part laid to lawn. Array of shrubs and bushes. Hard standing area providing off street parking leading to garage with an up and over door.



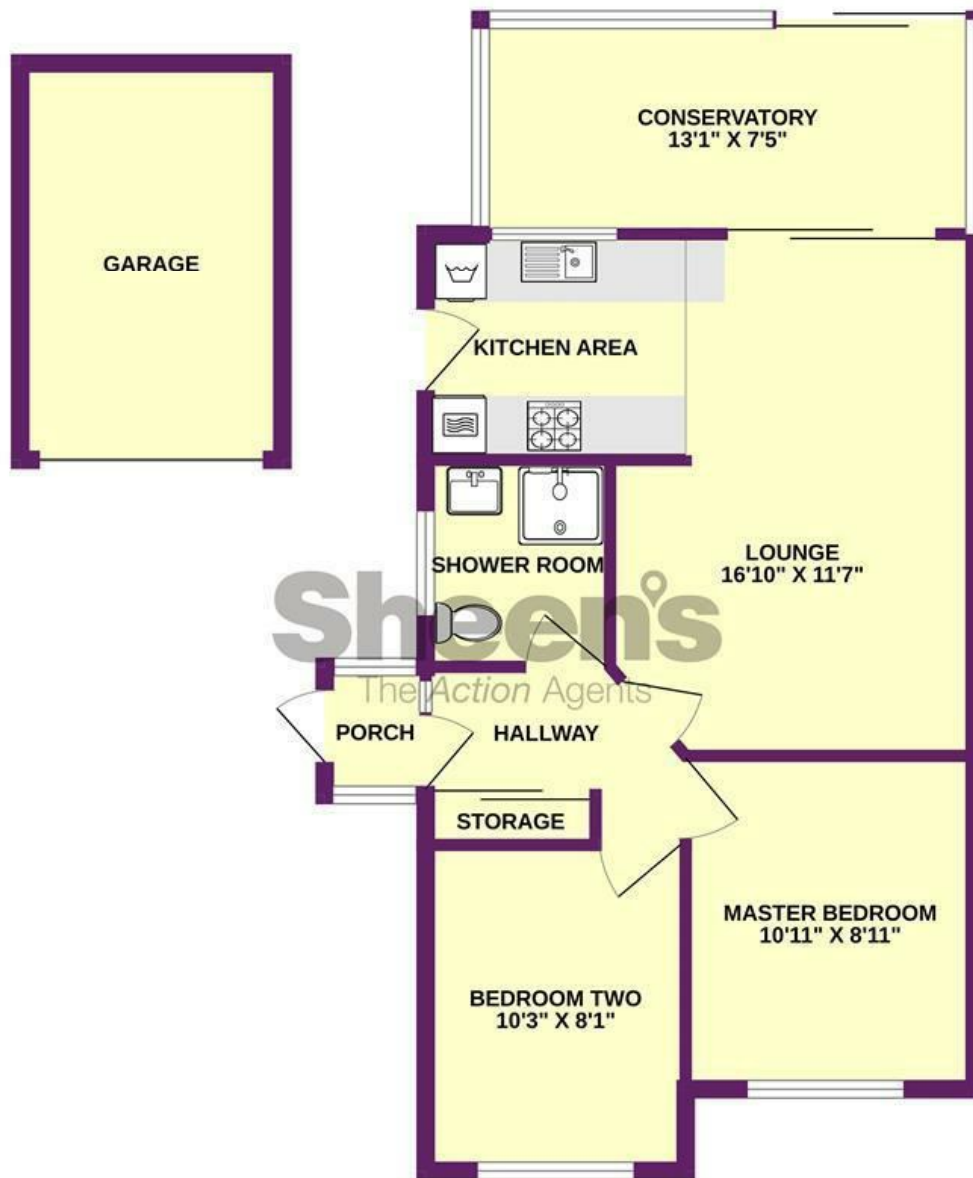
Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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The Action Agents