









We are delighted to offer to the rental market this superb, larger-than-average three-bedroom semi-detached family home, recently redecorated and featuring a brand-new kitchen. Boasting many fine features, the property provides a wonderful living space with spacious accommodation arranged over two floors.

The ground floor comprises an entrance porch, reception hallway, lounge, dining room with doors leading to the rear garden, and a stylish newly fitted kitchen.

To the first floor, there are three well-proportioned bedrooms, along with separate toilet and bathroom.

Externally, the property benefits from driveway leading to a garage. To the rear, there is an enclosed garden, perfect for outdoor relaxation.

Situated in a popular residential area, the home is close to many local amenities, including Sainsbury's, with easy access to the A19 and City Centre. Additional benefits include UPVC glazing and Gas Central Heating. Early internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC door into entrance vestibule.

Entrance Vestibule

Inner wooden door to the entrance hall.

Entrance Hall



Radiator, stairs to the first floor with storage under, and doors to

Lounge 14'9" x 11'1"



Double glazed bay window to the front, radiator and feature fireplace.

Dining Room 16'9" x 11'6"



Double glazed UPVC sliding doors to the rear, feature fireplace and a double radiator.

Kitchen 12'5" x 7'6"



Range of contemporary wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hobs and extractor fan, space has been provided for a washing machine, tumble dryer and a fridge freezer. Radiator, double glazed window and a UPVC door to the rear.

First Floor Landing



Double glazed window and doors to

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'2" x 12'4"



Double glazed window to the front, and a radiator.

Bedroom 2 12'4" x 12'0"



Double glazed window to the front and a radiator.

Bedroom 3 6'11" x 6'7"



Double glazed window to the front and a radiator.

Bathroom



Wash hand basin, bath with shower over, storage cupboard, radiator and a double glazed window.

Separate WC



Low level WC and a double glazed window.

Outside



Driveway to the front of the property, and a generous garden to the rear with 2x outhouses.

Council Tax

The Council Tax Band is Band C.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their

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MAIN ROOMS AND DIMENSIONS

advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Movein Costs

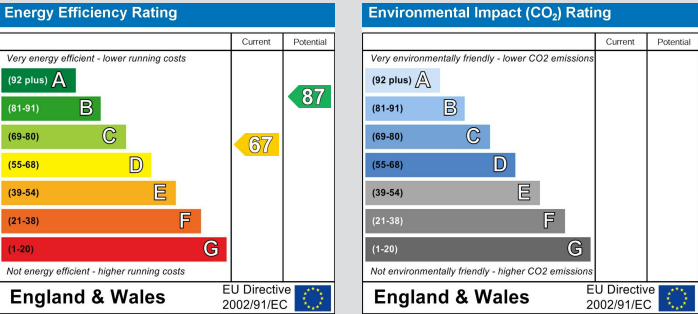
Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



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