

8 Park Avenue,
Clayton West HD8 9PT

PCM
£1,000 PCM



THIS THREE BEDROOM SEMI-DETACHED PROPERTY IS STYLISHLY DECORATED THROUGHOUT IN NEUTRAL TONES AND OFFERS SPACIOUS LIVING ACCOMMODATION, A PRIVATE ENCLOSED GARDEN, GARAGE AND DRIVEWAY PARKING.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS / NO SMOKERS / BOND £1150 / ENERGY RATING C / COUNCIL TAX BAND B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 2'11" apx x 4'7" apx max

You enter the property through a white UPVC part glazed door into a welcoming entrance hallway which has practical wood effect laminate flooring underfoot, a flush light fitting and neutral décor. There is space to remove outdoor clothing and footwear on arrival. A carpeted staircase ascends to the first floor and a door leads to the lounge.

LOUNGE 16'3" apx x 12'2" apx max

Located to the front of the property and flooded with natural light from a large bay window, this lovely large lounge has white wood panelling to the walls, wood effect laminate flooring underfoot and spotlights to the ceiling. Doors lead to the entrance hallway and living dining kitchen.

**LIVING DINING KITCHEN 14'4" apx x 18'0" apx max**

This fabulous living dining kitchen really has the wow factor and is beautifully light and airy courtesy of a side facing window, two Velux windows and also a set of glazed French doors leading out to the garden. Practical grey wood effect LVT flooring runs underfoot, the walls are neutrally decorated and there are spotlights to the ceiling. The kitchen area is fitted with a range of dark grey gloss base and wall units, square edge concrete effect laminate worktops and up stands with a stainless steel single bowl sink and drainer with a mixer tap. Cooking facilities comprise of an electric hob with stainless steel extractor fan over and an electric oven. There is space and plumbing for a washing machine and an integrated tall fridge freezer. A breakfast bar provides an informal dining solution. There is ample space for both a dining table and lounge furniture too if desired. A tall gloss cream cupboard to the dining area houses the property central heating boiler and there is further storage provided by means of an integrated sideboard which has pale grey gloss doors and a pale grey worktop. To one corner sits a handy under stairs storage cupboard. A door leads to the lounge.



FIRST FLOOR LANDING 5'9" apx x 7'4" apx max

A grey carpeted staircase leads to the first floor landing which has white panelled walls and a matching white painted balustrade. The grey carpet continues on the landing which is nice and light courtesy of an obscure side facing window. A hatch to the ceiling gives access to the loft and doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 14'0" apx x 9'4" apx max

Positioned to the front of the property with views out to the quiet cul-de-sac from its lovely large bay window, this generous double bedroom has ample space for freestanding bedroom furniture. There is dark grey carpet under foot and white walls with a white hanging pendant lampshade and grey curtains at the window. A door leads to the landing.



BEDROOM TWO 10'1" apx x 9'5" apx max

This second good sized double bedroom enjoys far reaching views from its rear facing window which is adorned with a set of grey curtains hanging from a metal curtain pole. Dark grey carpet runs under foot and the walls are painted white with one having a modern panelled effect. A white hanging pendant light shade completes the room. A door leads to the landing.



BEDROOM THREE 5'10" apx x 8'5" apx max

The properties third bedroom sits to the front of the property and has a small window overlooking the cul-de-sac and allowing natural light to enter. Having modern white painted panelling to the walls, dark grey carpet under foot and a matching dark grey pendant light shade, this room would make a fabulous home office, dressing room or child's bedroom. A door leads to the landing.



BATHROOM 6'0" apx x 5'6" apx max

This contemporary bathroom is fitted with a white vanity suite which incorporates cupboards for storage with a concealed cistern WC and a ceramic hand wash basin with mixer tap alongside a bath with a mixer shower tap attachment and a protective glass screen. The room is partially tiled with beige tiles and one wall has white PVC panelling. Wood effect ceramic flooring runs under foot and there are spotlights to the ceiling. An obscure window allows a generous amount of natural light to enter and a door leads to the landing.



EXTERIOR, GARAGE & PARKING

To the rear of the property is a low maintenance lawned garden. There is a long driveway running down the side of the property to a single garage and further parking to the front too.



NEW LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

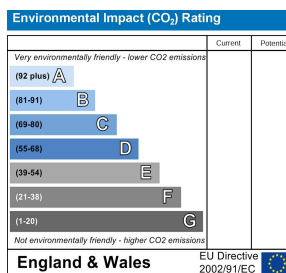
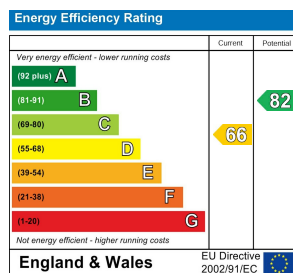
PAISLEY PROPERTIES

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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