



# AUSTIN PROPERTY MANAGEMENT SERVICES LTD



## 59 Ticknall Road

Hartshorne, Swadlincote, DE11 7AS

£750



The Accommodation comprises:

Upvc part glazed front entrance door to -

### Lounge

10'5" min x 10'1" min (3.18m min x 3.07m min)

with upvc double glazed window to front with venetian blind over, electric wall mounted electric heater, log burning fire and new laminate flooring.

### Kitchen

8'9" x 7'11" (2.67m x 2.41m)

with range of light grey base and wall units, wood effect square edge worktops with tiled splashback and inset stainless steel sink and drainer unit. Freestanding electric cooker, upvc double glazed window to rear with venetian blind over and beige tiled flooring.

### Stairs & landing

with airing cupboard and new fitted carpet to landing.

### Bedroom

10'8" max x 10'0" (3.25m max x 3.05m)

with upvc double glazed window to front with curtain pole, electric wall mounted electric heater, fitted wardrobe and new fitted carpet.

### Bathroom

with 3 piece white suite consisting of a pedestal washbasin, low level w.c, panelled bath with tiled surround and electric shower over. Upvc double glazed obscured window to rear with venetian blind over and new laminate flooring.

### Outside

To the front there is a graveled driveway with parking for one car.

To the rear is a small enclosed courtyard garden.

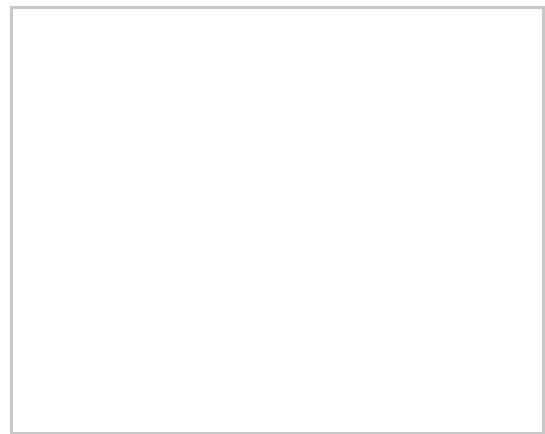
### Additional information

HOLDING DEPOSIT £170.00 - This is taken to secure the property whilst references are carried out. This will then be used towards the initial rent/deposit payment.

### Area Map



### Floor Plans



Disclaimer: Austin Property Management Services Ltd assumes no responsibility or liability for any errors or omissions in the content of this advert. In some cases photos taken prior to the current tenants occupation may be used, the condition will be expected to be similar to the photos used. Whilst every care has been taken to ensure that the information provided is accurate and as up to date as possible, there is however no guarantees of completeness, accuracy, usefulness or timeliness.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Graph

