



## 5 Breckenbeds Road, Low Fell, NE9 6HB

£1,295 Per Calendar Month

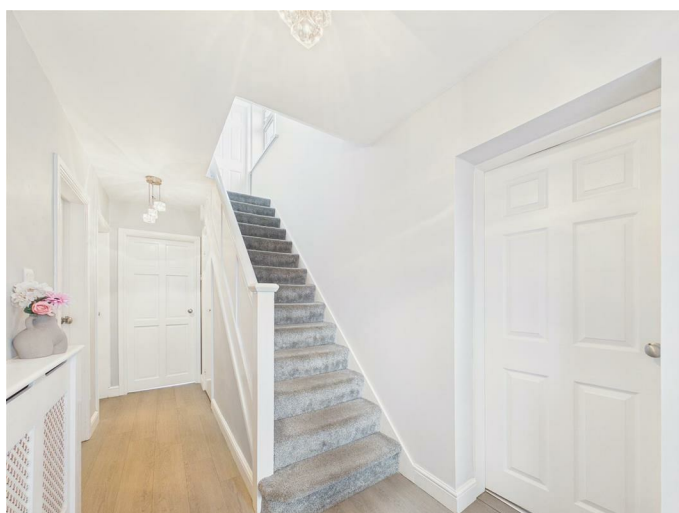
\*\*\* AVAILABLE FROM THE 25TH SEPTEMBER 2026 \*\*\* is this fabulous, extended four bedroom family home nestled on Breckenbeds Road in the ever popular area of Low Fell. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious reception hallway. The lounge, adorned with a lovely bay window, provides a bright and airy atmosphere, perfect for relaxation. The dining room, also featuring a bay window, offers delightful views of the garden. The stylish kitchen is equipped with integral appliances and is complemented by a useful utility cupboard. The first floor boasts three well-proportioned bedrooms, accompanied by a family bathroom, providing ample space for family living. The tiered garden at the rear of the property is a true highlight, featuring various seating areas that invite you to enjoy the outdoors perfect for those Summer evenings. To the front of the home, off-street parking for two cars adds to the convenience of this property. The property also benefits from a substantial solar energy system, with 13 solar panels, an 11.6kWh home battery storage system and car charger, helping to significantly reduce day-to-day energy costs. Any free standing items or items of furniture remaining at the property will be gifted to any potential applicants. Early viewing is highly recommended to avoid disappointment.

## Entrance Porch



Separate entrance porch with access door to the hallway.

## Hallway



With doors leading to the lounge, kitchen, fourth bedroom and a handy storage cupboard.

## Lounge



Spacious lounge with a large UPVC window overlooking the front aspect and a gas central heating radiator.

## Dining Room



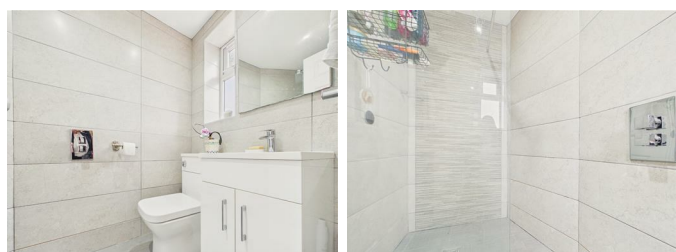
Bright and airy dining room with a large UPVC window overlooking the rear aspect and a gas central heating radiator.

## Fourth Bedroom/ 3rd Reception Room



Can be used as a forth bedroom or reception room with a UPVC window overlooking the front aspect and access to the shower room.

## En Suite Shower Room



Fitted with a low level WC, wash hand basin inset into a vanity unit and separate walk in shower.

## Kitchen



Fitted with a range of modern wall and base units, integrated oven induction hob and extractor unit, integrated dishwasher and microwave. Any items that are not integrated and left at the property will be gifted to any potential applicants.

## Utility Room

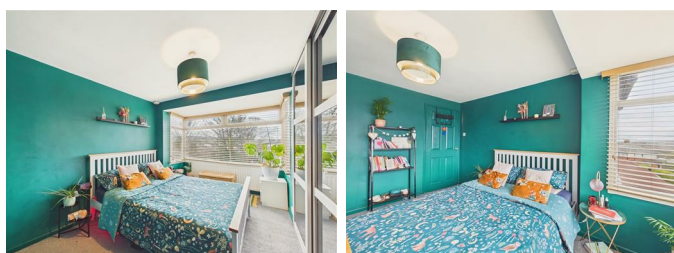
Large utility room with a free standing washine machine, dryer, and chest freezer which will be gifted to any potential applicants.

## Main Bedroom



Bright and airy main bedroom with the benefit of built in mirrored wardrobes and a UPVC window overlooking the front aspect.

## Bedroom Two



Generous second bedroom with built in wardrobes and a UPVC window overlooking the rear aspect.

## Bedroom Three



Good sized third bedroom with a UPVC window overlooking the rear aspect.

## Bathroom/WC



Fitted with a low level WC, wash hand basin set into a vanity unit and bath with shower over.

## Loft Area

The lost space has been fully boarded out and carpeted and has the benefit of electricity.

## External Areas



To the front there is driveway parking for up to two cars and an electric charging point, externally there is a split level garden which is scheduled to be overhauled mid November.

## Agent Note

Holding Deposit:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to

secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 Calendar days

**Upfront Costs:**

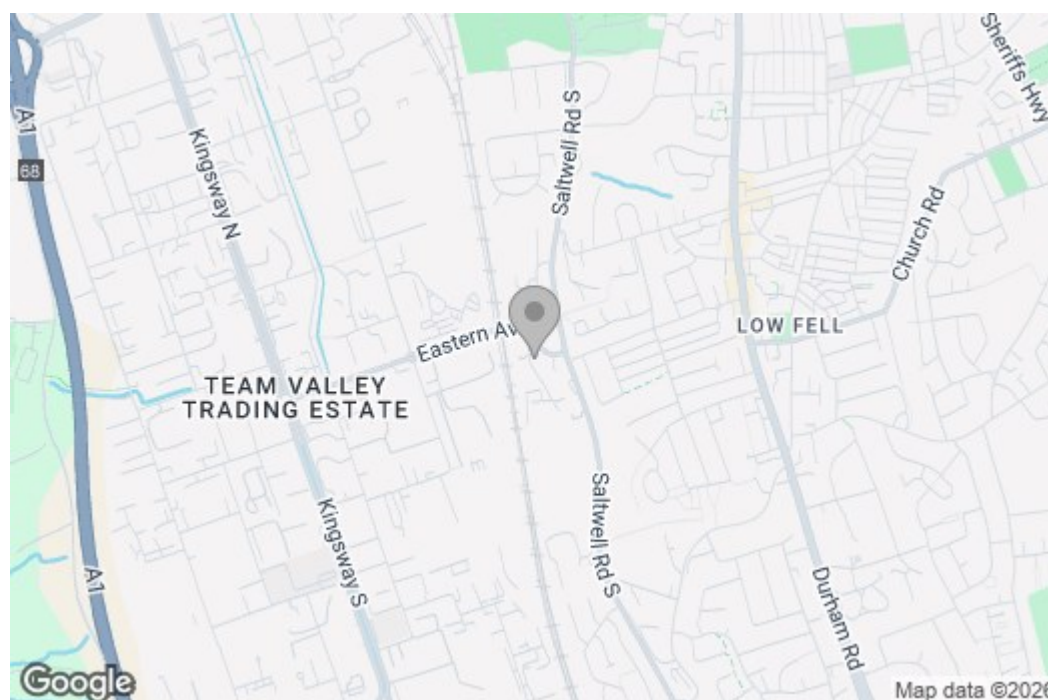
1 Months rent to be taken after signing the Tenancy Agreement

5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

## Floor Plan



### Area Map



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, purchaser 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 firm's employment has the authority to make or give a representation or warranty in respect of the property.

### Energy Efficiency Graph

