



3 Bedroom House

Low Maintenance Rear Garden

Two Sheds

2 Reception Rooms

Convenient Road Links

Council Tax Band 'B'



6 Hadrians Gardens
Carlisle, CA3 0JJ

Monthly Rental Of
£550

Three bedroom end terraced house, located just off Brampton Old Road. The property is conveniently located and within easy access of the main commuter routes including the M6 / M74 and A69. Carlisle City Centre, Rickerby Park and other local amenities are nearby including shops, pubs, restaurants and the sought after Stanwix Primary School. The property briefly comprises: Entrance Hallway with understairs cupboard, spacious Living Room with electric fire, dining room with patio doors, modern fitted Kitchen. First floor landing, 2 double bedrooms and a single bedroom. Bathroom with roll top bath. Outside: front communal grassed area, rear gardens with hedge / fence surround and low maintenance patio / gravel

Entrance Hall 10' 4" x 9' 3" (3.16m x 2.83m)
with internal doors to Living Room and Dining Room. Stairs to first floor. Understairs cupboard. Laminate flooring. Coat hooks.

Living Room 21' 4" x 12' 1" (6.51m x 3.69m)
Large living room with views to front and rear of the property. Electric fire set on tiled hearth. Laminate flooring.

Dining Room 11' 1" x 10' 4" (3.38m x 3.16m)
featuring patio doors to rear garden. Laminate flooring. Internal doors to Kitchen and Hall. Built in storage cupboard with shelves.

Kitchen 10' 0" x 8' 1" (3.05m x 2.47m) + 4' 7" x 4' 4" (1.39m x 1.31m)
Modern fitted kitchen with a range of floor and wall units. Cooker with gas hob and extractor overhead. Plumbing for washing machine. Cushion flooring. External doors to front and rear of the property.

First Floor Landing 7' 1" x 2' 11" (2.15m x 0.90m) + 5' 10" x 4' 8" (1.78m x 1.42m)
Doors to all bedrooms and bathroom. Loft access. Built-in cupboard with shelving.

Bedroom 1 12' 1" x 10' 9" (3.68m x 3.27m)
Double bedroom overlooking the front of the property. Two built-in cupboards.

Bedroom 2 13' 4" x 8' 4" (4.06m x 2.53m)
Double bedroom at the rear of the property. Built-in wardrobe.

Bedroom 3 10' 11" x 6' 3" (3.32m x 1.91m) + 4' 4" x 3' 2" (1.31m x 0.97m)
Single bedroom with built-in cupboard housing boiler.

Bathroom 8' 2" x 4' 9" (2.48m x 1.45m)
featuring pedestal mounted washbasin, toilet and roll top bath with shower over. Fully tiled walls. Heated towel radiator. Bathroom cabinet. Cushion flooring.

Outside
Front: planted beds, communal grassed area. Rear: Low maintenance garden with paved patio, gravel feature and 2 sheds. Fence / hedge surround with pedestrian access.

Terms:

All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

