GORDON BROWN
SALES & LETTING









## 48 Larne Crescent, Low Fell, NE9 5RQ

£950 Per Calendar Month

*** AVAILABLE FROM THE 23RD OCTOBER 2026 *** on an unfurnished basis is this well presented, two bedroom semi detached property situated on Larne Crescent int the ever popular area of Low Fell. One of the standout features of this property is its superb transport links, making commuting to nearby cities and towns a breeze. Furthermore, residents will appreciate the proximity to local amenities, including shops, schools, and parks, all within easy reach. The property benefits from gas central heating and double glazing throughout. The accommodation briefly comprises of; entrance hallway, lounge, dining room, kitchen and utility area. On the first floor you will find two double size bedrooms and a family bathroom. Externally, there is an private, enclosed garden to the rear and to the front of the property there is a driveway providing off street parking. Early viewing essential to avoid disappointment.

## Entrance Hallway
Access via a double glazed door. Wood flooring. Stairs to first floor. Access to utility and dining room.

## Lounge
Bright and airy lounge with a large bay window overlooking the front aspect and free flowing access to the dining rom.

## Dining Room
Bright and airy dining room with a UPVC window overlooking the rear aspect and free flowing access to the lounge.

## Utility
With plumbing for a washing machine

## Kitchen
Fitted with a range of modern wall and base units, integrated oven hob and extractor fan.

## Main Bedroom
Spacious main bedroom with a UPVC bay window overlooking the front aspect.

## Bedroom Two
Good sizes secong bedroom with a UPVC radiator overlooking the rear aspect.

## Bathroom
Fitted with a low level WC, wash handbasin and bath with shower over.

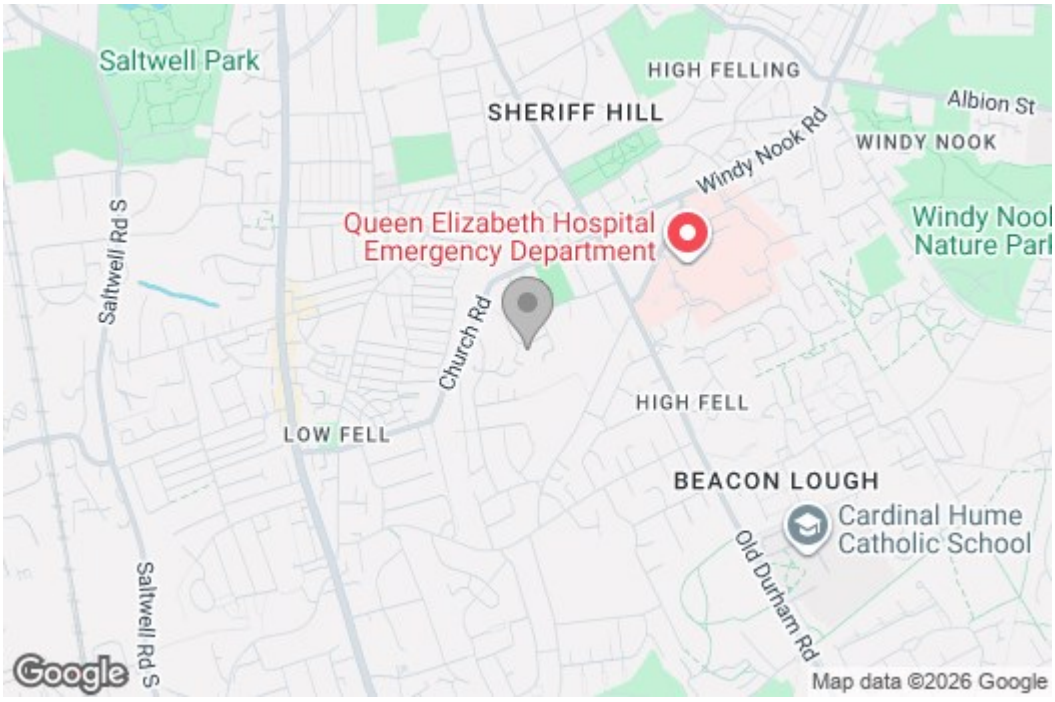
## External
There is an enclosed rear garden which is mainly laid to lawn. To the front there is a small garden with driveway providing off street parking.

## 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

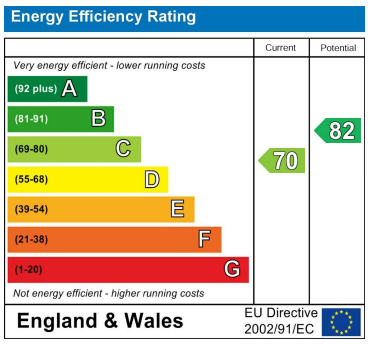
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

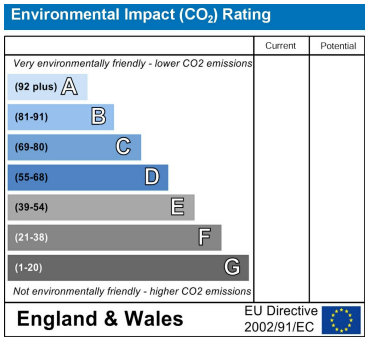
## Floor Plan

## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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