



A modern three bedroom end terraced property offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The home is pleasantly positioned within a small parade of three with Tommy McGuigan Grove forming part of the Taylor Wimpey Headway development off Chester Road. The accommodation is well presented and benefits from a modern kitchen and bathroom, gas central heating and uPVC double glazing. With off street parking to the front and enclosed rear garden the home is likely to appeal to a wide variety. The internal layout comprises: entrance hall with stairs to the first floor and access to a useful ground floor cloakroom/WC, the generous lounge/dining room is located to the rear of the property and features French doors to the rear garden, the kitchen/breakfast room is fitted with modern units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are three bedrooms which are served by the bathroom incorporating a three piece white suite and chrome fittings. Externally are gardens which should prove to be low maintenance. Solar panels are included meaning the property should prove economical to manage.

UNFURNISHED, NO PETS OR SMOKERS

REQUIRED EARNING: Tenants £17,250pa; Guarantor, if required £20,700pa

BOND £550

**Tommy McGuigan Grove, Headway, TS24 8FG**  
**3 Bed - House - End Terrace**  
**£550 Per Calendar Month**

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## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door with spyhole, fitted with modern laminate flooring, turned stairs to the first floor with fitted carpet, convector radiator, access to:

### CLOAKROOM/WC

Fitted with a modern two piece white suite comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, matching laminate flooring, uPVC double glazed window to the front aspect, fitted extractor fan, convector radiator.

### LOUNGE/DINING ROOM

**14'6 x 14'4 max dimensions (4.42m x 4.37m max dimensions)**

A generous rear lounge offering a good degree of privacy with uPVC double glazed French doors opening to the rear garden, uPVC double glazed window to the rear aspect, modern laminate flooring, useful under stairs storage cupboard, television point, two convector radiators.

### KITCHEN

**10'4 x 7'3 (3.15m x 2.21m)**

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel with tiled splashback, recess with plumbing for washing machine, recess for free standing fridge/freezer, useful breakfast bar area with radiator below, concealed gas central heating boiler, uPVC double glazed window to the front aspect.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, useful storage cupboard, fitted carpet, hatch to loft space.

### BEDROOM 1

**13'4 x 7'9 (4.06m x 2.36m)**

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM 2

**11'4 x 8'1 (3.45m x 2.46m)**

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BEDROOM 3

**10'6 x 6'6 (3.20m x 1.98m)**

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.



### BATHROOM/WC

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, attractive tiling to splashback, uPVC double glazed window to the front aspect, convector radiator.

### OUTSIDE

The property features a low maintenance front with a paved driveway providing useful off street parking, whilst a gate to the side of the property leads through to the enclosed rear garden with lawn and patio areas. A useful timber storage shed is included.





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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(48-54) E	
(35-47) F	
(1-34) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(10-49) A	
(50-59) B	
(60-69) C	
(70-79) D	
(80-89) E	
(90-99) F	
(100-120) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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