



CONISTON GARDENS, LOW FELL  
£550 PCM







## DESCRIPTION

A very well presented ground floor flat located close to the Q.E.Hospital in this quiet residential street. Ideally located for bus and transport links and easy access to the A1M. The property is offered unfurnished as is immediately available. Decorated and presented to a high standard the property comprises of lounge with bay window and feature fireplace with living flame effect fire, kitchen with wall and floor units with integral cooking appliances, two bedrooms and modern white bathroom suite with shower. There is a garden to the front and a enclosed rear garden. Viewing comes highly recommended. Professionals only.

## ENTRANCE HALL

Having a UPVC entrance door, central heating radiator and storage cupboard.

## LOUNGE

15' 5" x 11' 7" (4.7m x 3.53m) Having a UPVC bay window allowing plenty of natural light, central heating radiator, ceiling coving and feature fireplace with living flame gas fire.



## KITCHEN/DINER

11' 7" x 8' (3.53m x 2.44m) Birch coloured wall and floor units with gas hob and electric oven, cooker hood, integral stainless steel sink unit with mixer tap, plumbing for automatic washing machine, tiling to the floor, UPVC window over looking the rear elevation, central heating radiator and exit door to the rear.



## BATHROOM

A lovely white modern suite comprising of a panelled bath with shower over, glass shower screen, vanity sink unit, low level w.c, white wall tiles with silver border tile, UPVC window and towel radiator.



## BEDROOM ONE

12' 4" x 9' 2" (3.76m x 2.79m) Having wardrobes to the length of one wall with shutter doors and internal hanging rails, central heating radiator and UPVC double glazed window.

## BEDROOM TWO

11' x 9' 7" (3.35m x 2.92m) Over looking the front elevation and having a UPVC window and central heating radiator.



## EXTERNAL

There is a garden located to the front of the property and a enclosed garden to the rear with patio area and storage shed.

## WE REQUIRE

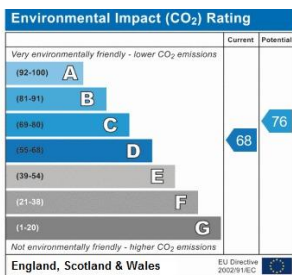
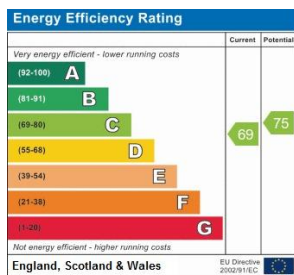
One months rent in advance = £550

One months rent as a damage deposit = £550

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading



Reference:  
17 Coniston Gardens

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

