

48 Larne Crescent, Low Fell, NE9 5RQ

£650 Per Calendar Month

We are delighted to bring to the rental market this well presented semi detached property with gardens and driveway. The property benefits from gas central heating and double glazing. Accommodation briefly comprises -: Entrance hallway, lounge, dining room, kitchen, utility, two bedrooms and bathroom. Externally there is an enclosed garden to the rear and to the front of the property there is a driveway providing off street parking. Early viewing essential.

Entrance hallway

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

Dining room

12'3" x 10'11" (3.73 x 3.34)

Double glazed bay window overlooking the rear garden. Opening through to lounge. Radiator. Wood flooring.

Lounge

12'3" x 11'3" (3.73 x 3.42)

Double glazed bay window overlooking the front aspect. Radiator. Wood flooring.

Utility

Wall mounted combination boiler. Floor unit with working surface. Plumbing for washing machine.

Kitchen

5'10" x 15'7" (1.78 x 4.76)

Fitted with a range of floor and wall units with working surfaces incorporating a single drainer sink unit with mixer tap. Built in electric oven and hob. Tiled splash back. Double glazed window overlooking the rear garden. Two double glazed doors, one to front and one to rear. Radiator.

Accommodation first floor

Landing with loft hatch. Double glazed window overlooking the side elevation. Access to two bedrooms and a bathroom / w.c.

Bedroom one

10'1" x 13'4" (3.07 x 4.07)

Double glazed bay window overlooking front elevation. Radiator. Built in storage cupboard.

Bedroom two

12'0" x 10'11" (3.67 x 3.34)

Double glazed window overlooking the rear elevation. Radiator.

Bathroom / w.c.

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level w.c.. Part tiled walls. Tiled floor. Double glazed window. Chrome heated towel rail.

External

There is an enclosed rear garden which is mainly set to lawn with garden shed. 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.

Upfront Costs:

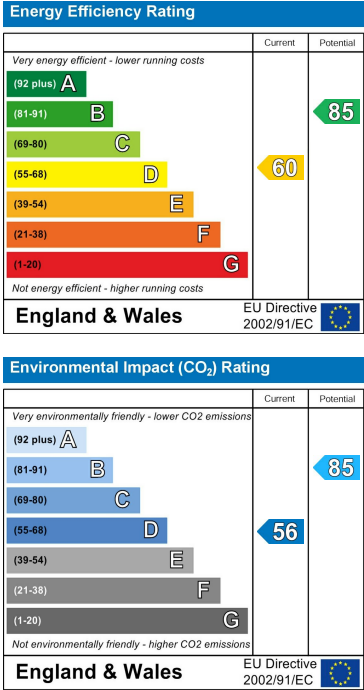
1 Months rent upfront

1 Months rent bond to be held in secure bond 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.