GORDON BROWN
SALES & LETTING









12 Wesley Street, Low Fell, NE9 5YN

£975 Per Calendar Month

*** AVAILABLE IMMEDIATELY *** on a part furnished basis is this is this stone-built three-bedroom terraced house situated on Wesley Street in the heart of the ever popular Low Fell. The property is conveniently situated for local amenities and transport links, making it an ideal choice for those looking for a comfortable home in a convenient location. Briefly comprising of: entrance hallway, lounge, kitchen, shower room and three bedrooms. This property is warmed via gas central heating and benefits from UPVC throughout. Externally there is a private rear yard and ample on-street parking available. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway
With access to the lounge and stairs to the first floor.

Lounge
Spacious lounge with a UPVC window overlooking the front aspect and access through to the kitchen.

Kitchen
Fitted with a range of wall and base units, fabulous range cooker and a Belfast sink. Also included are a free standing washing machine and fridge freezer.

Rear Hallway
With UPVC door to the rear and access to the bathroom.

Shower Room
Fitted with a low level WC, wash hand basin and separate shower cubicle.

First Floor
First floor landing with loft access and window to the side.

Main Bedroom
Bright and airy main bedroom with fitted wardrobes and a UPVC window overlooking the front aspect.

Bedroom Two
With a free standing wardobe and a UPVC window overlooking the rear aspect.

Bedroom Three
Good sized third bedroom with a UPVC window overlooking the rear aspect.

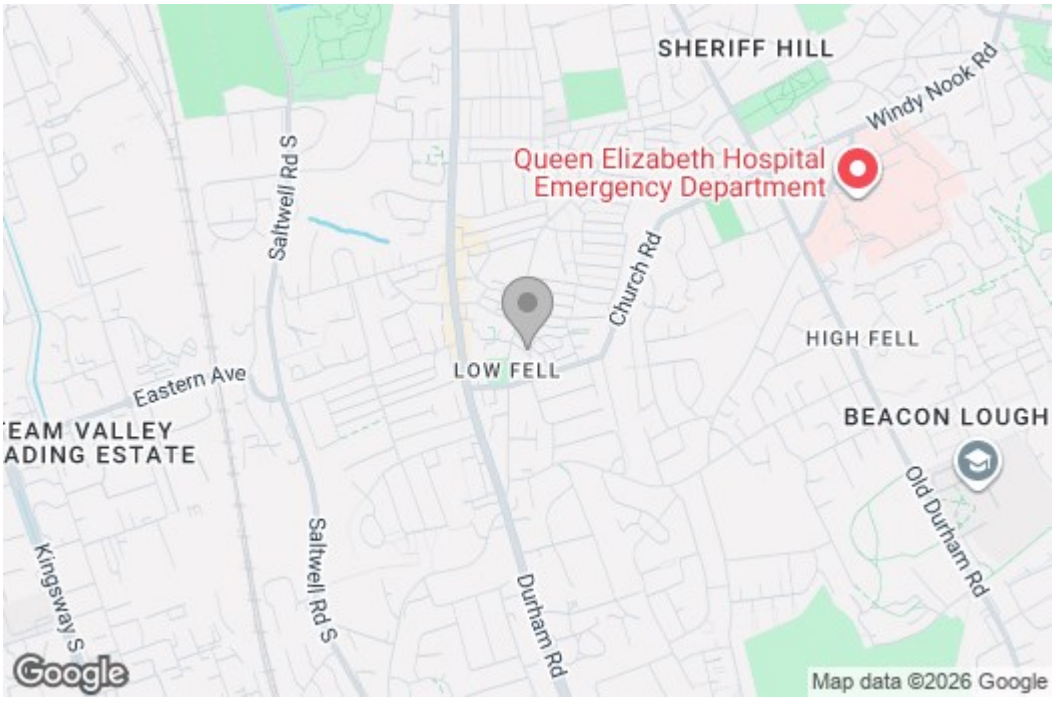
External
Externally, there is a south-facing patio yard to the rear.

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

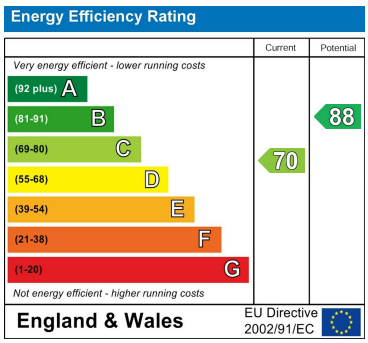
Upfront Costs:
1 Months rent to be taken after signing the Tenancy Agreement
5 Weeks rent amount as a damage deposit to be held in a Government approved deposit scheme

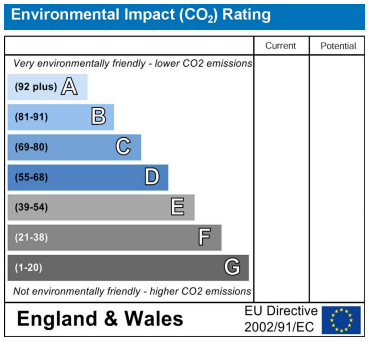
Floor Plan

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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