GORDON BROWN
SALES & LETTING









65 Dryden Road, Low Fell, NE9 5TR

£1,350 Per Calendar Month

*** AVAILABLE FROM THE 24TH FEBRUARY *** on a furnished basis is this fantastic, not to be missed, three bedroom family home which is presented to an outstanding standard. The property is situated on Dryden Road within central Low Fell and is conveniently located within the catchment area for St Peters RC primary school and Kells Lane primary school. The house boasts many original and traditional features and benefits from double glazing and gas central throughout. The accommodation briefly comprises; entrance lobby, reception hallway, lounge with bay window, stunning bespoke kitchen with dining area which steps down into a snug/tv room. Upstairs there is a landing which opens into a luxury four piece family bathroom/WC and three bedrooms. Externally there is a garden to the front. At the rear of the home there is a patio style garden with artificial grass and an area allocated with parking for one car. There is also an outhouse located to the rear which is perfect for storage. Viewing is a must to appreciate this stunning family home,

Entrance Lobby
Access to the home is via a double glazed composite door. Coving is fitted to the ceiling and a lovely original stained glass door opens into the hallway.

Reception Hallway
With period coving fitted to the ceiling, there is a radiator and the walls are fitted with lovely panelling. There is Amtico style flooring and a staircase leads to the first floor accommodation. Internal doors opens into the lounge and dining kitchen.

Lounge
With period coving fitted to the ceiling. Both alcoves have been fitted with traditional style fitted cupboards and a period fireplace has been fitted to the chimney breast with a fire fitted inset. A double glazed window overlooks the front aspect with original moulding below. Radiator.

Dining Kitchen
A stunning open plan area. The kitchen had been fitted with an extensive range of Shaker style floor and wall units with granite work surfaces including a sink unit which is fitted with a mixer tap. A range style cooker recess is fitted within the chimney breast with an ornate style mantle piece fitted above. Integrated appliances include a fridge freezer and a dishwasher. The flooring is Amtico style flooring, there is an ornate style radiator. A double glazed window overlooks the rear aspect. Fitted storage cupboards are located beneath the stairwell recess and open steps leads down to the snug/tv room.

Snug / TV Room
This area is perfect as a second tv/sitting area. There is Amtico style flooring, a radiator and a double glazed window overlooks the rear aspect. A double glazed door opens into the rear garden.

First Floor
With a landing which also features lovely panelled walls. There is a radiator and internal doors opens into three bedrooms and the family bathroom/wc.

Main Bedroom
With a radiator and a double glazed window overlooks the front aspect. A cast iron fireplace is fitted to the chimney breast.

Bedroom Two
14'4" x 11'10" (4.38 x 3.61)
With a radiator and a double glazed window overlooks the rear aspect.

Bedroom Three
With a radiator and a double glazed window overlooks the front aspect.

Bathroom
With a modern white four piece suite which briefly comprises; low level wc, free standing bath with exposed claw feet. There is a central mixer tap and a hand held shower attached. The wash hand basin is also fitted with a mixer tap and a shower unit is fitted with a boiler fed shower fitted inset. The floor and walls are tiled, there is a towel rail and a double glazed window.

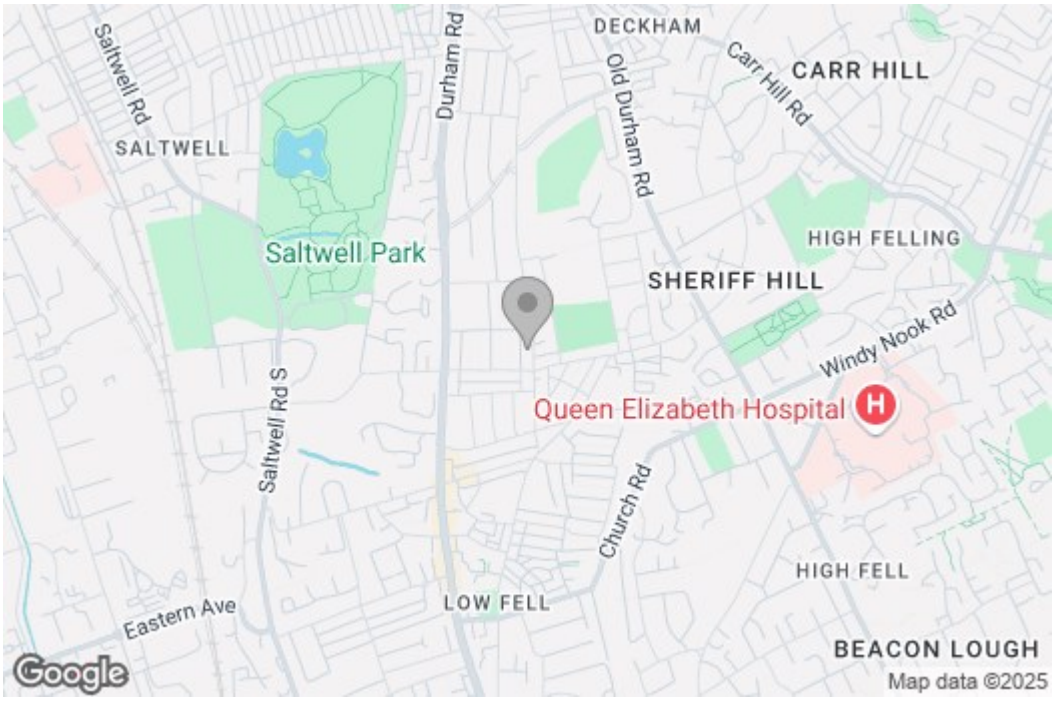
External Arears
At the front of the home there is a small town style garden with artificial lawn and stocked borders with plants and shrubs. At the rear there is a lovely southerly facing yard which features an artificial lawn with patio areas. The rear is also facing a Westerly aspect perfect for sunny afternoons. Off road parking is provided for one car and is accessed via a roller shutter door. Beneath the house, there is a storage outhouses perfect for additional storage.

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

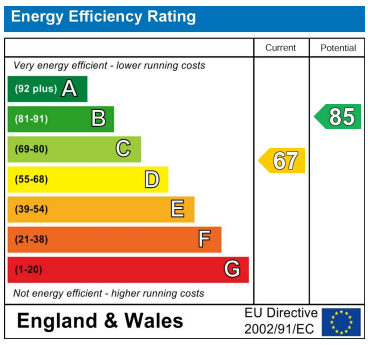
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

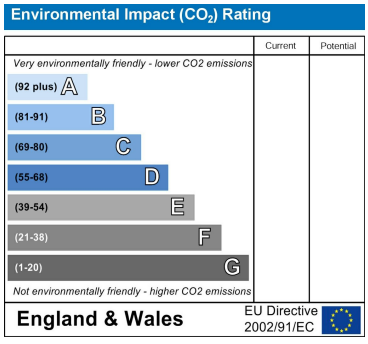
Floor Plan

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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