GORDON BROWN
SALES & LETTING









23 Cherrytree Gardens, Low Fell, NE9 6TY

£895 Per Calendar Month

**** AVAILABLE IMMEDIATELY **** on an unfurnished basis is this lovely three bedroom family home situated on the highly popular Cherrytree Gardens within Low Fell. The accommodation briefly comprises of entrance into porch, lounge with living flame effect fire, dining kitchen with integrated appliances and conservatory. To the first floor, you will find three good sized bedrooms (two of which are double) and the modern family bathroom. Externally there is a driveway offering off-street parking, a spacious, enclosed private rear garden which is perfect for those Summer evenings and attached garage. Early viewing of the property comes highly recommended to avoid disappointment.

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

Lounge
Bright and airy lounge with large bay window overlooking the front aspect, living flame effect fire and gas central heating radiator..

Dining Kitchen
Spacious dining kitchen fitted with a range of wall and base units, integrated fridge/freezer, dishwasher, oven and hob with free standing washing machine. There are patio doors leading through to the conservatory and UPVC window overlooking the rear aspect.

Conservatory
Conservatory area overlooking the private rear garden.

Family Bathroom
Fitted with a modern, white 3 piece suite of low level WC, bath with shower over and wash hand basin.

Main Bedroom
Large main bedroom with UPVC window overlooking the front aspect and gas central heating radiator.

Bedroom Two
Airy second bedroom with UPVC window and gas central heating radiator.

Bedroom Three
Good sized third bedroom with UPVC window and gas central heating radiator.

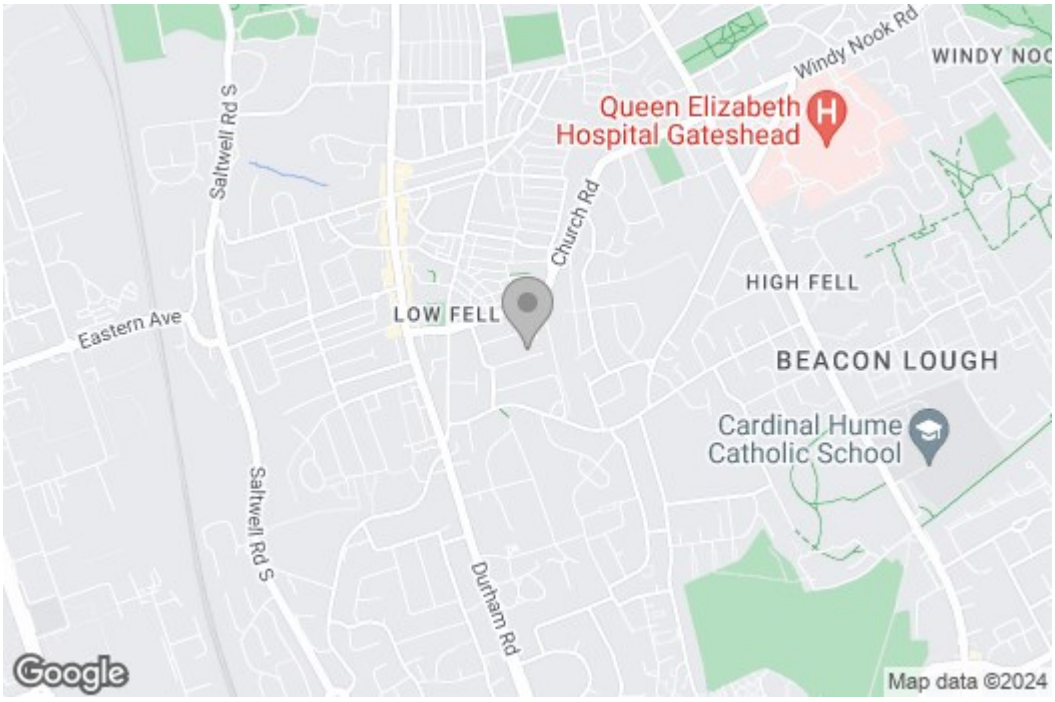
External Areas
Driveway offering off-street parking, attached garage and private, rear garden.

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

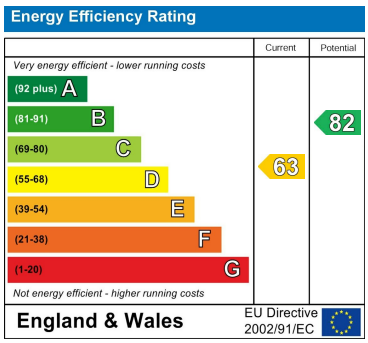
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

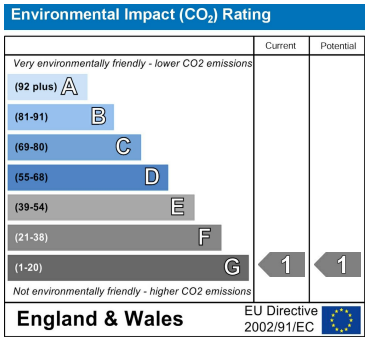
Floor Plan

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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