GORDON BROWN
SALES & LETTING









## 9 Glamis Villas, Birtley, DH3 1JZ

£650 Per Calendar Month

*** IDEAL LOCATION *** and available from the 21st November 2022 on an unfurnished basis is this immaculately presented semi detached house situated on Glamis Villas with this popular area of Birtley. The briefly accommodation comprises of: Entrance hallway, living room with a fire, breakfasting kitchen with integrated double oven, sun room with French doors to the rear and a downstairs shower room. The first floor landing provides access to the master bedroom, one further bedroom and family bathroom. The property benefits from gas central heating and UPVC doors and windows throughout. There is a garden to the front and a low maintenance rear garden with double gates providing ample off street parking.

## Entrance Hallway
A UPVC front entrance door leads to the hallway with single radiator and access to the lounge.

## Lounge
Homely lounge with two gas central heating radiators, under stairs recess, electric fire, stairs leading to the first floor, UPVC bay window overlooking the front aspect.

## Kitchen
Large kitchen with base and eye level units with contrasting work surfaces, integrated double oven, gas hob and chimney style cooker hood, gas central heating radiator, UPVC window overlooking the rear aspect, and UPVC exit door to the rear.

## Sun Room
Recess to the ceiling with spotlights and shelving, loft access, gas central heating radiator, French doors to the rear, access to the downstairs shower room.

## Downstairs Shower Room
Comprising of step in shower, pedestal wash basin, low level WC, towel warmer, PVC cladding to the shower, frosted UPVC window and extractor.

## First floor landing
Landing with loft access with ladders and has been boarded for storage.

## Master Bedroom
Spacious master bedroom with a gas central heating radiator and UPVC overlooking the rear aspect.

## Bedroom Two
Light and airy second bedroom with recess, built in cupboard, gas central heating radiator and UPVC window overlooking the front aspect.

## Family Bathroom
Modern "P"-shaped bath with shower over, low level WC, pedestal wash basin, cladding to the walls, towel warmer and UPVC window.

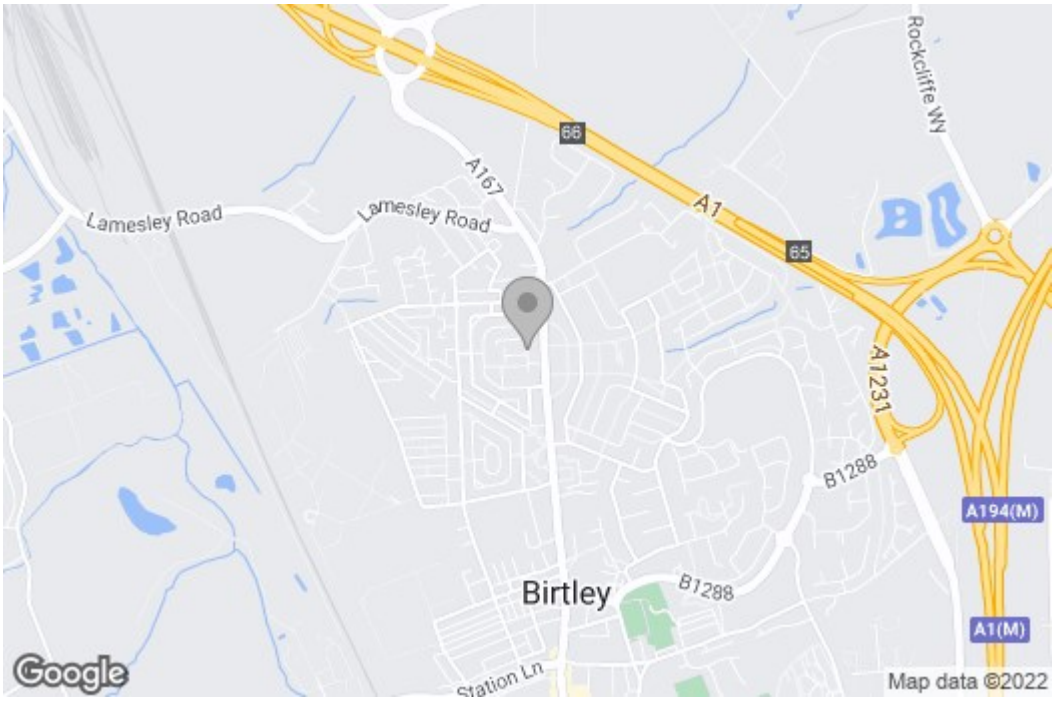
## Externals
There is a garden to the front and a low maintenance rear garden with double gates providing the home with off street parking.

## 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 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

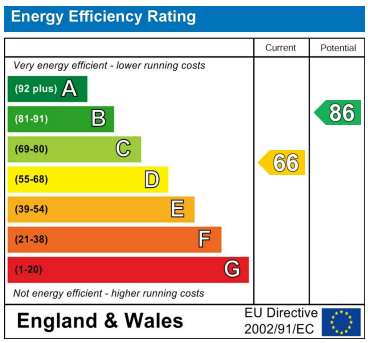
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

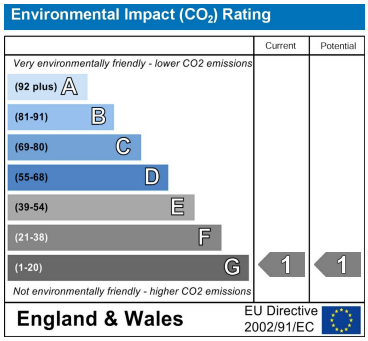
## Floor Plan

## 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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