GORDON
BROWN
SALES & LETTING

58 Dean Street, Low Fell, NE9 5XL

£650 Per Calendar Month

A period terraced house which is located in a very central position within Low Fell. Conveniently located for access to local high street. The house is well presented and is sure to appeal to a large range of tenants. The house benefits from Upvc double glazing and gas central heating is via a combi boiler. The accommodation briefly comprises; entrance lobby, lounge with stunning brick fireplace and a modern fitted kitchen with dining area. Upstairs there is a landing which leads into a bathroom/wc and two bedrooms. The master bedroom features a walk in wardrobe. Externally there is a southerly facing yard to the rear and a small town style garden is located at the front. The house is very tastefully appointed and we highly recommend an internal viewing.

Entrance lobby
Access to the home is via a hardwood entrance door. An internal door leads into the lounge.

Lounge
13'4" x 13'3" (4.06 x 4.04)
A beautiful lounge which features a varnished brick fireplace and inglenook recess. Two double glazed windows overlook the front aspect, there is a radiator, ornate plaster coving & ceiling rose are fitted to the ceiling and a recess is provided under stair well which is currently being used as a study area. An internal door opens into the dining kitchen. Stripped and stained wood flooring.

Kitchen. / dining area
14'5" x 8'6" (4.39 x 2.59)
A lovely room which is fitted with a range of modern grey floor and wall units with working surfaces. A sink unit is fitted with a stainless steel swan neck mixer tap. Built in appliances include a four ring gas hob with an electric oven fitted below with an extractor fan fitted above. Recesses are provided for a fridge, freezer, washing machine and a tumble drier. A wall mounted combi is located in a large storage cupboard, a double glazed window overlooks the rear yard and a hardwood split stable door opens into the rear yard. There is sunken halogen spotlights fitted into the ceiling and a radiator.

First floor
With a landing which has internal doors which opens into both bedrooms and the bathroom/wc.

Bathroom/wc
With a three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a boiler fed shower a mixer tap, hand held shower attachment and glass shower screen. A double glazed window overlooks the rear aspect.

Master bedroom
12'9" x 10'11" (3.89 x 3.33)
A lovely master bedroom which has two double glazed windows which overlooks the front aspect. There is a radiator and plaster coving is fitted to the ceiling. The room also features a walk in dressing area.

Bedroom two
9'9" x 7'11" (2.97 x 2.41)
With a radiator and a double glazed window which overlooks the rear aspect.

External
Located at the front if the home there is a small town style garden. An enclosed yard is located at the rear with double opening gates which opens into the rear lane. Brick built storage outhouse. Purpose built brick BBQ area.

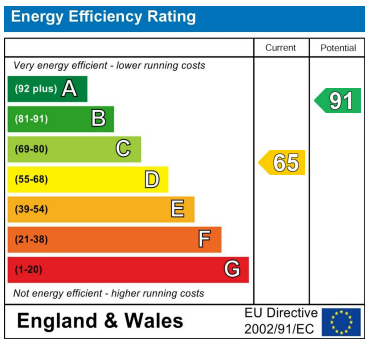
Agent Note
Holding Fee:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

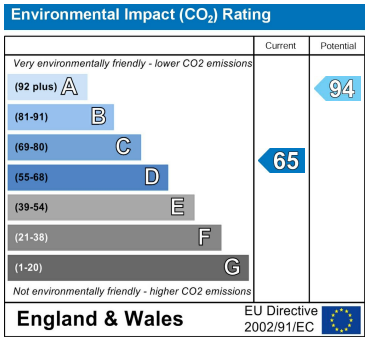
Upfront Costs:
1 Months rent upfront
1 Months rent bond to be held in secure bond scheme

Floor Plan

Area Map

Energy Efficiency Graph





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