

**Kitchen 9'4" x 6'8"**

Shaker style cream kitchen with wall and base cabinets, beech block effect worktops, under counter larder fridge, plumbing for a washing machine, built under stainless electric oven and halogen hob.

**Lounge 14' x 14'3"**

Has a beech fire surround with electric coal effect fire, laminate floor. Triple ceiling lights, has a rear facing window with radiator beneath and has curtains and curtain pole.

**Bedroom One 12'7" x 10'9"**

Front facing window, radiator beneath, has a blind fitted, curtains and curtain pole. Ceiling light with five spotlights.

**Bathroom 9' x 3'11"**

Part tiled and furnished with a white suite comprising of panelled bath with mixer taps, shower handset, shower screen, pedestal wash basin with mixer taps and low flush WC. Bathroom cabinet, towel rail, toilet roll holder, central heating radiator with further towel rail above. Front facing obscure window with blind fitted and has laminate flooring.

**Exterior & Garden**

To the rear of the property there is a lawned garden. Car parking is on street.

**Rental Procedure**

If you would like to take tenancy of this property you will first of all need to complete an application form and pay the processing fee of £100 which is none refundable in any event.

Details of the referencing procedure are available from our Eckington office on 01246 432211

**To view this property**

All appointments are accompanied through Barras Thompson, please call 01246 432211 to make a viewing appointment.