



## 22 Coronation Street

Carlin How, TS13 4DN

**£525 Per Calendar Month**



Situated close to all local amenities & transport links, a well presented 2-bedroom terraced property with loft room.



Tenure Details: Freehold

Council Tax Band: Band A.

EPC Rating: D-Rating

### Entrance

UPVC double glazed front door, electric meter, fuse board.

### Lounge/Dining 24'4" x 12'11" (7.43 x 3.96)

Carpeted, radiator, electric fireplace, smoke alarm, stairs leading to 1st floor.

### Kitchen

Vinyl flooring, UPVC double glazed window + back door, extractor fan, stainless steel sink + drainer, plumbed for washing machine.

### Bathroom 6'9" x 4'11" (2.08 x 1.50)

Vinyl flooring, radiator, toilet, bath with electric shower over, UPVC double glazed window, wash hand basin.

### Landing

### Bedroom Two 8'11" x 13'2" (2.72 x 4.03)

Carpeted, radiator, UPVC double glazed window, storage cupboard housing combi boiler, access to loft room.

### Loft Room 10'7" x 10'5" (3.23 x 3.18)

Carpeted, radiator, Velux roof window, eaves storage.

### Bedroom One 12'0" x 13'1" (3.68 x 4.01)

Carpeted, radiator, UPVC double glazed window.

### External

Rear Yard

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

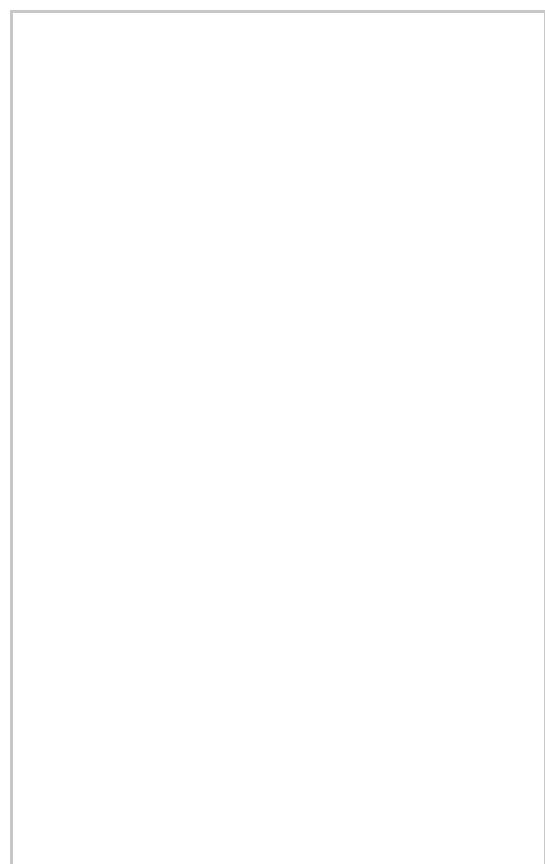
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

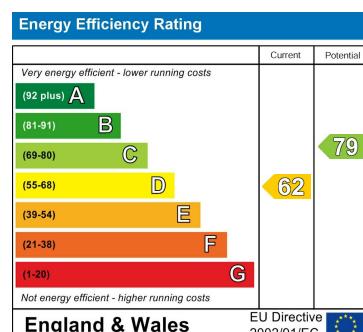
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 any representation or warranty in respect of the property.