



## 47 Coronation Street

Carlin How, TS13 4DW

**£550 Per Calendar Month**



Neutrally decorated and well presented throughout, a two bedroom mid terraced residence, located close to local amenities and transport links.

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.



This delightful property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two inviting bedrooms, there is ample space for a small family or guests to stay over. The first-floor bathroom ensures convenience and privacy for all residents.

The separate living room and dining room offer versatility in how you choose to utilise the space, whether it be for formal dining or casual lounging. The fitted kitchen is a chef's dream, providing ample storage and workspace.

#### Entrance Vestibule

UPVC door to the front aspect.

#### Living Room 13'2" x 11'10" (4.03m x 3.63m)

UPVC double glazed window to the front aspect. Radiator.

#### Dining Room 13'2" x 11'11" (4.03m x 3.65m)

UPVC double glazed window to the rear aspect. Stairs leading to the first floor. Under-stairs storage. Radiator.

#### Kitchen 13'2" x 6'4" (4.02m x 1.94m)

Kitchen 4.02m x 1.94m

A range of wall, base & drawer units. Granite effect worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for washing machine. Space for freestanding electric cooker. Wall-mounted combi-boiler. UPVC double glazed door & window to the side aspect & yard. New herringbone effect vinyl flooring.

#### First Floor

#### Bedroom One 13'1" x 11'10" (4.01m x 3.62m)

UPVC double glazed window to the front aspect. Fitted wardrobes. Radiator.

#### Bedroom Two 9'0" x 6'4" (2.75m x 1.94m)

Storage cupboard. UPVC double glazed window to the rear aspect. Radiator.

#### Bathroom 6'5" x 5'6" (1.98m x 1.68m)

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. herringbone effect vinyl flooring. Tiled walls. UPVC double glazed window to the rear aspect. Heated towel rail.

#### Externally

Enclosed yard with gated access to the alley.

#### 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.

#### Rental Enquiries

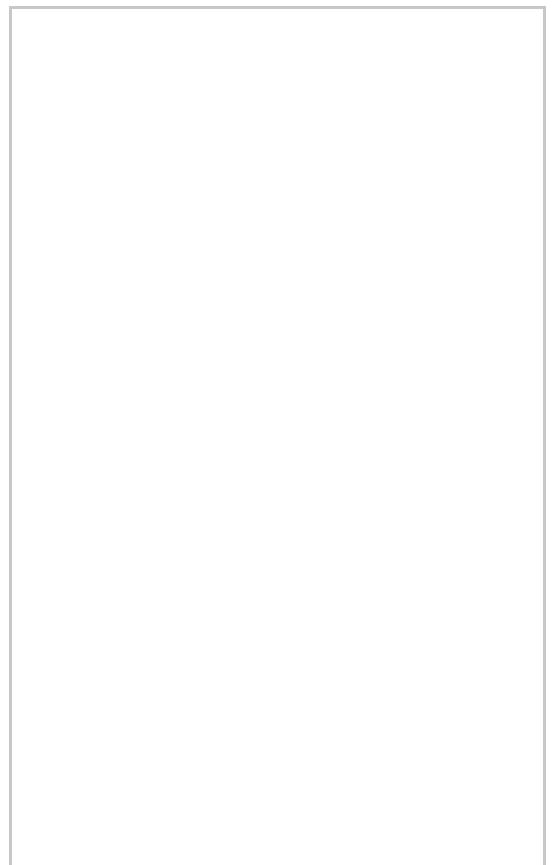
Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

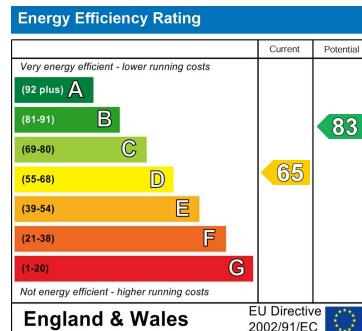
#### Area Map



#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.