

To Rent

Colgrove Place, Kenton, Kenton, NE3



**£550 per month**

**3 bedroom Terraced**

- ✓ Spacious Terraced Family Home
- ✓ 3 Bedrooms
- ✓ Lounge / Diner
- ✓ Unfurnished
- ✓ Available Beginning of February 2020
- ✓ Front & Rear Gardens
- ✓ £550 pcm
- ✓ Gas Central Heating & Double Glazing



## Description

PETER ROSS are delighted to offer for let this spacious three bedroom terraced house situated in Colgrove Place, Kenton. Benefitting from gas central heating and double glazing, it briefly comprises: entrance hallway, downstairs wc, fitted kitchen, lounge / diner, stairs to the first floor, three bedrooms and the family bathroom / wc. Externally there are gardens to the front and the rear. Available beginning of February 2020 on an unfurnished basis, early viewings are advised. Call 0191 488 6080 for further information or to arrange your appointment to view.

## Ground Floor

**ENTRANCE HALLWAY** - Double glazed UPVC front door to entrance, stripped wooden flooring, gas central heating radiator, storage cupboard, stairs to the first floor.

**DOWNSTAIRS WC** - Low level wc, vanity wash hand basin.

**FITTED KITCHEN** - 13' 5" x 9' 6" (4.1m x 2.92m) Double glazed window to the front, gas central heating radiator, fitted wall and base units, roll top work surfaces, sink drainer unit with mixer tap and tiled splashback, plumbed for automatic washer, built-in electric oven, gas hob with extractor over, wall-mounted boiler, tiled flooring.

**LOUNGE / DINER** - 17' 10" x 13' 0" (5.46m x 3.97m) Double glazed window to the rear, gas central heating radiator, coving to the ceiling, television and telephone points, stripped wooden flooring. Double glazed UPVC door to external.

## First Floor

**FIRST FLOOR LANDING** - Two built-in storage cupboards, loft access. Doors to all three bedrooms and the family bathroom / wc.

**BEDROOM ONE** - 13' 6" x 11' 0" (4.13m x 3.37m) Double glazed window to the front, gas central heating radiator, coving to the ceiling, laminate flooring.

**BEDROOM TWO** - 13' 2" x 9' 7" (4.02m x 2.94m) Double glazed window to the rear, gas central heating radiator.

**BEDROOM THREE** - 8' 7" x 8' 0" (2.64m x 2.44m) Double glazed window to the rear, gas central heating radiator.

**FAMILY BATHROOM / WC** - Double glazed window to the front, low level wc, panelled bath with shower over, pedestal wash hand basin, heated towel rail.



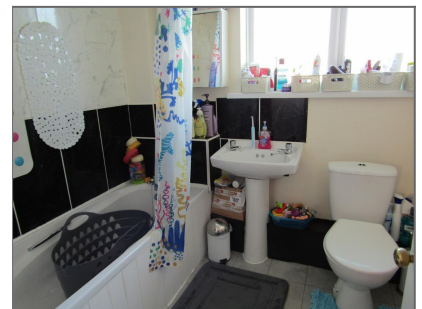
Bedroom One



Bedroom Two



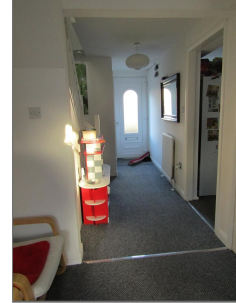
Bedroom Three



Bathroom / W.C

## Exterior

**EXTERNAL** - Gardens to the front and the rear.



Hallway



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.