

## £950 per month Coniston Avenue, Redcar, TS10



- Semi-Detached
- Entrance Hallway
- Lounge
- Kitchen
- Bathroom
- Three Bedrooms
- Utility-Downstairs Toilet
- South Facing Large Rear Garden - Driveway
- EPC Rated E - Awaiting Updated EPC

We are delighted to welcome to the rental market this stunning three bedroom semi-detached property on Coniston Avenue in Redcar.

Completely refurbished throughout and what a fantastic family home this would make!

Briefly the accommodation comprises;

*Entrance Hallway, Lounge, Kitchen/Breakfast Room, Three bedrooms, Bathroom, Utility Room, Downstairs WC, Enclosed Rear Garden, Low Maintenance Front Garden With Large Driveway, Garden Store, uPVC Double Glazing, Gas Central Heating.*

For viewings please contact the Agent.

EPC: E - Awaiting Updated Due To Work Carried Out

Council Tax: A

AST

Move In Costs

Deposit £950

Rent £950

Holding Payment £218 - (please note this payment forms part of the deposit above)

\*There are no application/administration fees payable as per the Tenant Fees Act 2019.

[https://assets.publishing.service.gov.uk/media/5f745d69d3bf7f287328e5a5/Tenant\\_Fees\\_Act\\_-\\_Tenant\\_Guidance.pdf](https://assets.publishing.service.gov.uk/media/5f745d69d3bf7f287328e5a5/Tenant_Fees_Act_-_Tenant_Guidance.pdf)

We are proudly Members of the following:

ARLA, NAEA, The Tenancy Deposit Scheme, The Deposit Protection Service and The Property Ombudsman, CMP Registered Agent.

Please note that a guarantor may be required depending on circumstances. Please contact us for more information.

# Coniston Avenue, Redcar, TS10

### Entrance Hallway

6'1" x 8'5" (1.85m x 2.57m)

LVT flooring. Radiator. Stairs off. Understairs cupboard housing the distribution board, gas and electric meters.

### Lounge

11'5" x 14'4" (3.48m x 4.37m)

LVT flooring. Tall Radiator. Patio doors to garden. Double doors to kitchen.

### Kitchen/Breakfast Room

8'9" x 21'3" (2.67m x 6.48m)

LVT flooring. Base and wall units. Russell Hobs oven. Gas hob with 5 burners. Sink with mixer tap and drainer. Radiator. Laminate worktops. Extractor hood. Roller blind.

### Utility Room

9'9" x 8'3" (2.97m x 2.51m)

LVT flooring. Radiator. Worktops. Base units. Sink with mixer tap and drainer. Roller blinds. Electric and plumbing for appliances. Door leading to side of property. WC off.

### Downstairs WC

4'0" x 4'8" (1.22m x 1.42m)

LVT flooring. Vanity unit with sink and toilet. Extractor fan.

### Stairs & Landing

Carpeted. Radiator. Loft hatch-not for storage. Roller blind. Smoke detector. Storage cupboard.

### Bedroom 1

8'4" x 14'6" (2.54m x 4.42m)

Carpeted. Radiator. Roller blind.

### Bedroom 2

8'7" x 12'4" (2.62m x 3.76m)

Carpeted. Radiator. Roller blind.

### Bedroom 3

7'6" x 8'9" (2.29m x 2.67m)

Carpeted. Radiator. Roller blind. Storage cupboard housing Potterton boiler.

### Bathroom

4'6" x 8'9" (1.37m x 2.67m)

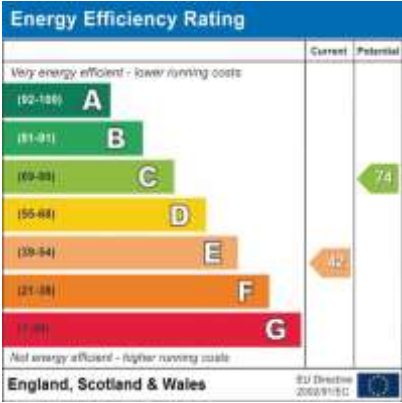
LVT flooring. Ladder heated towel rail. Pedestal sink with mixer tap. Toilet. Bath with mains fed shower with double head. Waterproof panelling to walls and ceiling.

### Rear Garden

Large rear garden. Mostly laid to lawn. Outside tap. Outside storage. Fencing surrounding. Side gate.

### Front Garden

Large gravelled driveway. Side gates. Gated to driveway.











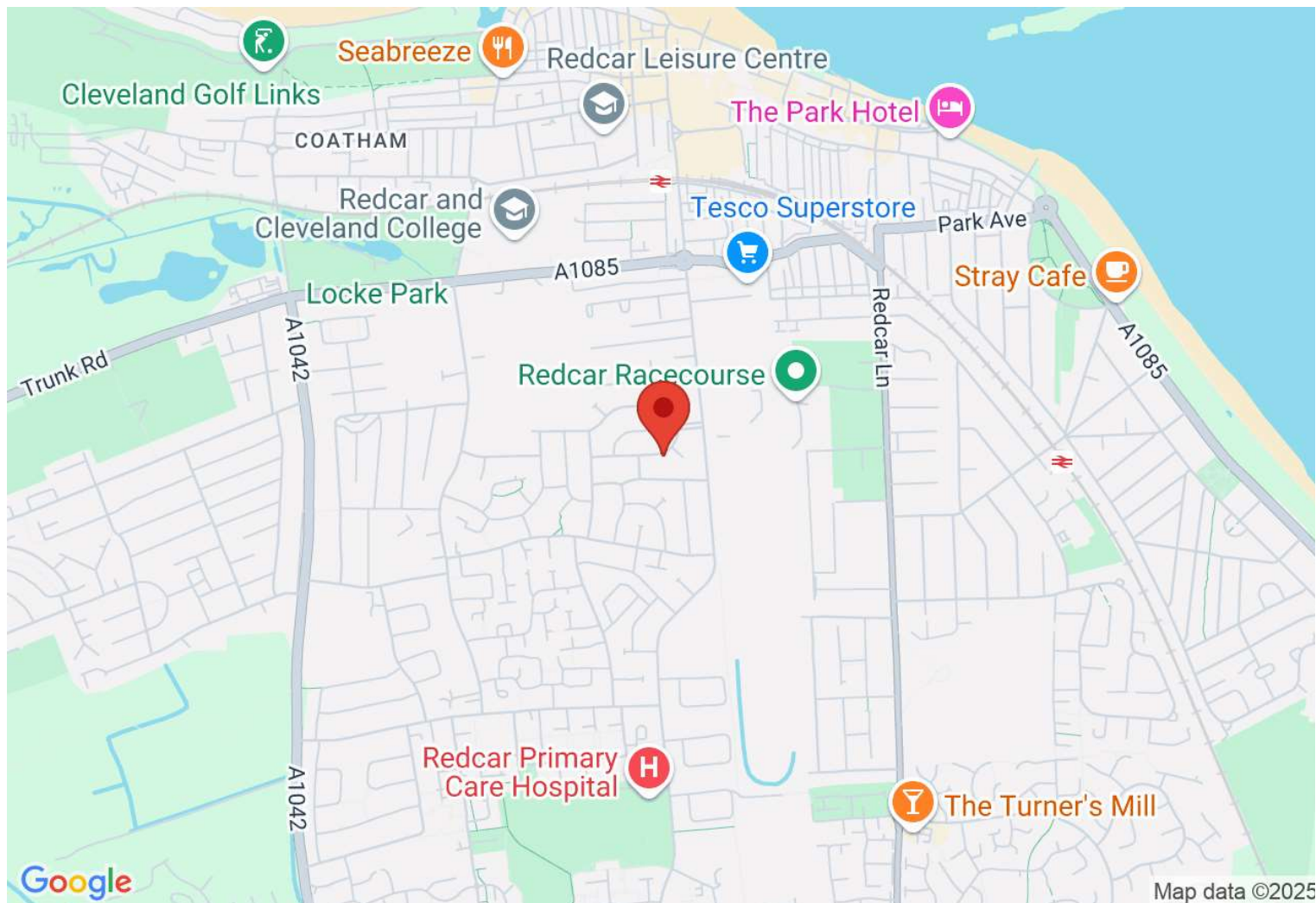






## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS REDCAR LETTINGS & SALES COMPANY LTD

Exchange Buildings, 17-19 Cleveland Street, Redcar, TS10 1AR T: 01642 483430 E: [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk) W: [redcarlettingandsales.co.uk](http://redcarlettingandsales.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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