

GILMORE ESTATES

Property Sales & Lettings



£550

, Ferndene Grove, , Ryton, Tyne & Wear, NE40 3NX

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**** GROUND FLOOR FLAT**** ONE BEDROOM**** FULLY REFURBISHED**** MODERN DECOR THROUGHOUT**** COMMUNAL GARDENS**** ENCLOSED SIDE GARDEN****

Ground floor flat located in Old Ryton Village. The local amenities of Ryton Village are close by with restaurants, shops, bus routes etc.

AVAILABLE LONG TERM

Entrance Hallway

Entrance door to hallway, central heating radiator, inset spotlights and meter cupboard.

Lounge

Upvc windows to front and side aspects, central heating radiator, cupboard housing combi boiler.

Kitchen

New fitted kitchen with wall and base units with soft closing doors and draws, laminate work surfaces, integral oven, electric hob, stainless steel chimney extractor, stainless steel sink and drainer with mixer tap, plumbed for washing machine, Upvc window to side aspect and laminate upstands.

Bedroom

Upvc window to rear aspect and central heating radiator.

Shower Room

Walk in glazed shower cubicle with combi fed shower and waterfall head, WC and wash hand basin set into vanity unit, heated chrome towel rail, fully laminated walls and ceiling, click vinyl flooring, Upvc window to side aspect and extractor fan.

Gardens

Communal garden to rear and enclosed side garden. Internal brick storage cupboard.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

