9 Long Grove Avenue, Dalton HD5 9LQ

PCM
£800 PCM















AVAILABLE FROM DECEMBER, UNFURNISHED, NO SMOKERS, BOND £920, ENERGY RATING D, COUNCIL TAX BAND A

PAISLEY PROPERTIES

ENTRANCE HALLWAY



You enter the property through a Upvc door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. A staircase rises to the first floor and a door opens to the lounge.

LOUNGE 12'8" max x 11'2" max





This light and airy reception room has a view over the front garden and space to accommodate free standing furniture. An inset fireplace with a stone hearth offers a lovely focal point to the room and laminate flooring flows underfoot. Doors lead to the dining kitchen and back through to the entrance hallway.

DINING KITCHEN 14'4" max x 6'7" max





Spanning the rear of the property, this attractive kitchen has two windows and is fitted with a range of cream wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring gas hob with an extractor fan above. There is space for a fridge freezer and plumbing for a washing machine. To the far side of the kitchen is room for a table and chairs. Laminate flooring flows underfoot and a useful understairs cupboard provides storage for household items. An external door provides access to the garden and a door leads back through to the lounge.





FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor landing which has a side window and doors lead to two double bedrooms and the bathroom.

BEDROOM ONE 14'4" max x 11'4" max




A generous size double bedroom which has ample space for freestanding bedroom furniture and a handy bulk head storage cupboard. Two windows give a pleasant view over the cul de sac below and a door leads to the landing.




BEDROOM TWO 8'1" apx x 8'0" apx




Another double bedroom with space for bedroom items and a lovely view over the garden. A door leads to the landing.

BATHROOM 5'10" apx x 5'1"apx





The modern bathroom is fitted with a three piece white suite, including a bath with shower over and glass screen, a pedestal hand wash basin with mixer tap, low level W.C and a chrome towel radiator. The room is partially tiled and has complementary tile underfoot. There is an obscure glazed window and a door leads to the landing.

REAR GARDEN





To the rear of the property there is a wonderful enclosed garden which has two patio areas ideal for outdoor dining, followed by a lawn, raised flowerbed borders, plants and shrubs. A timber gate and pathway provides access out to the front of the property.

EXTERNAL FRONT





You enter through a wrought iron gate to the front of the property where there is a well maintained lawn with flowerbed borders. A pathway leads to the front door and down the side of the property to the rear garden.

The property has on street parking.

LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

As of the 1st May 2026 all tenancies will be Assured Periodic Tenancies. These have fully replaced any Assured Shorthold Tenancies.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

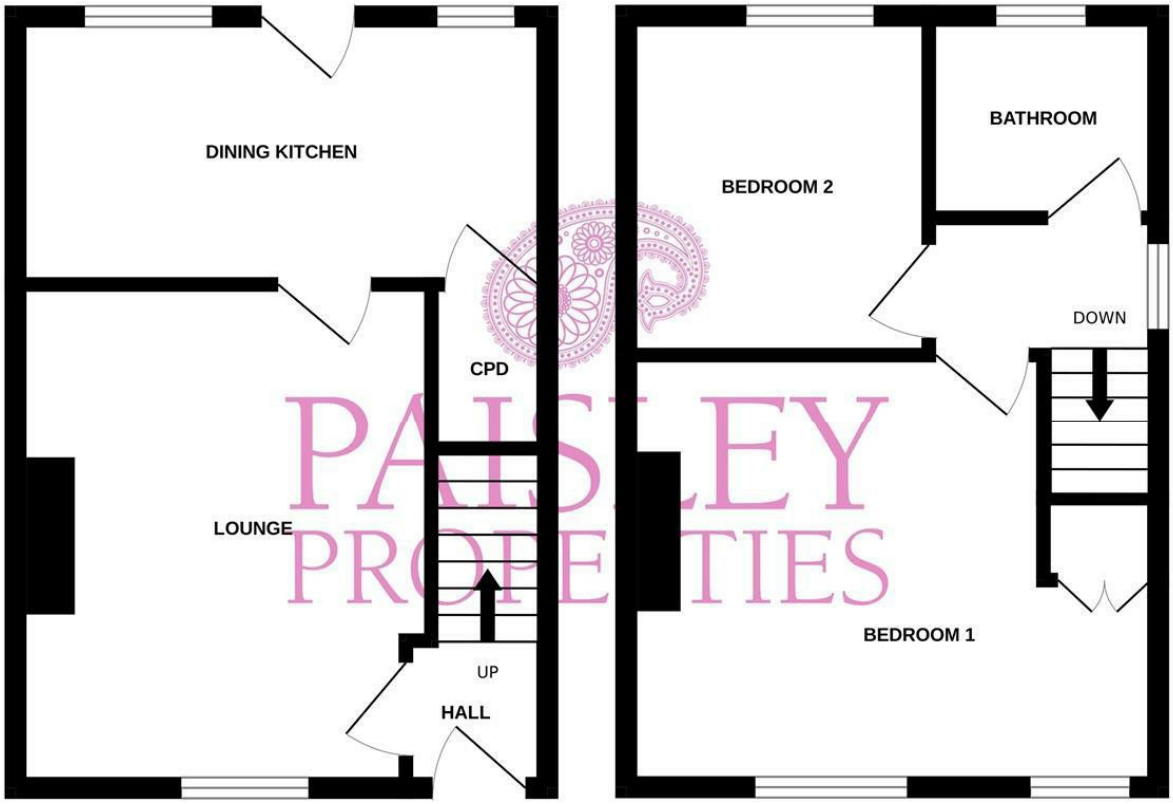
MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

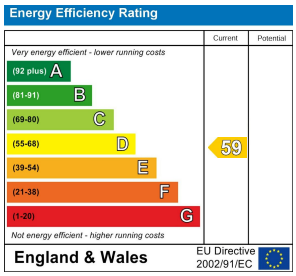
GROUND FLOOR

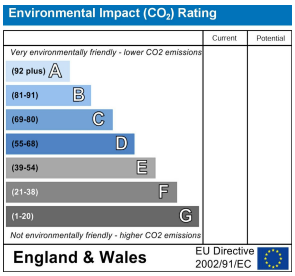
1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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