# 1765 DENHAM ST. NORTH FAIRMOUNT

## $625 ($615 FOR EARLY BIRD PAYERS!) + UTILS

Check out this *spacious* 3 bedroom+study.
Walk to Rec Center sprayground, Hopple Street Health Ctr, WIC & bus

All new windows/blinds

Eat in kitchen with gas stove, refrigerator and dishwasher

8 doors from new park with sprayground.

This is a clean, spacious three bedroom home with a large study/computer/TV room that could be a (pass-through) 4th bedroom. On the street level, from front to back are the living room (15x15), study (12x12) and bathroom. On the level below (but still above ground, due to the hilly yard) are a bedroom (14x15), the kitchen (16x15) and the furnace/laundry room. The top floor has the other two large bedrooms( 14x15 12x15). Convenient to Clifton, Downtown and Westwood**.** The fenced yard is hilly near the street with a flat area outside the kitchen for a picnic table, barbequing or just for play. The house boasts newer windows, neutral paint throughout, and a ceiling fan in the living room. Roomy bedrooms feature high ceilings. The eat-in kitchen has a gas stove, dishwasher and refrigerator. The laundry room has a laundry tub, washer and dryer and extra space for storage. A porch is off the living room, a deck is off the kitchen. Off-street parking for up to 3 cars in adjoining lot. Four window AC units provided.

This home is within walking distance of the Hopple Street Neighborhood Health Center operated by Children's Hospital, & WIC, the new North Fairmount park with spray-ground and bus routes 27, 64 and 49. Rent is $625, tenant pays water, gas and electric. $625 sec dep. $10 off rent when rent paid early. This property accepts people who keep their home and yard clean and who have good rental histories.. Sorry – we do not accept Section8 or pets.

For more information or to schedule a showing, call Paul at 662-2088 or visit WWW.PIN-LLC.NET

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