



Wood Street, Dunston, Tyne and Wear, NE11 9NP

*****AVAILABLE NOW***** Lovely two bedroom terraced house in the heart of Dunston, within easy access to local shops, amenities and transport links. The property briefly comprises of entrance hallway, lounge, kitchen/dining room and W/C with utility area to the ground floor. To the first floor there are two good size bedrooms and spacious family bathroom with freestanding bath and separate shower. Externally there is a low maintenance rear yard. Parking is available on street. Available immediately on an unfurnished basis. Early viewing essential! EPC rating D.



*****AVAILABLE NOW*****

Two Bedroom House

Spacious Bathroom

Unfurnished

Holding Deposit £172

EPC Rating D

£750 per month

Lounge 12' 10" x 12' 2" (3.92m x 3.71m) max

Kitchen/Diner 13' 8" x 12' 2" (4.16m x 3.72m)

Kitchen fitted with a range of wall and base units, integrated oven/hob. Space for freestanding fridge/freezer (not included). Under stairs storage cupboard.

Utility Room W/C 8' 8" x 5' 4" (2.64m x 1.62m) max

Plumbing and power for washing machine. Wash basin, W/C.

Bedroom 1 15' 5" x 13' 3" (4.69m x 4.04m) max

Bedroom 2 13' 10" x 9' 3" (4.21m x 2.81m) max

Bathroom 13' 2" x 8' 9" (4.01m x 2.67m)

Freestanding bath, shower cubicle, double wash basins, W/C.

Externally

Yard to the rear with roller garage door. Parking available on street.

Additional information

This property is a council tax band A. EPC rating D. Security deposit/bond equivalent to 1 months rent (£750) plus 1 months rent payable up front. Minimum tenancy term 6 months. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

Holding deposit

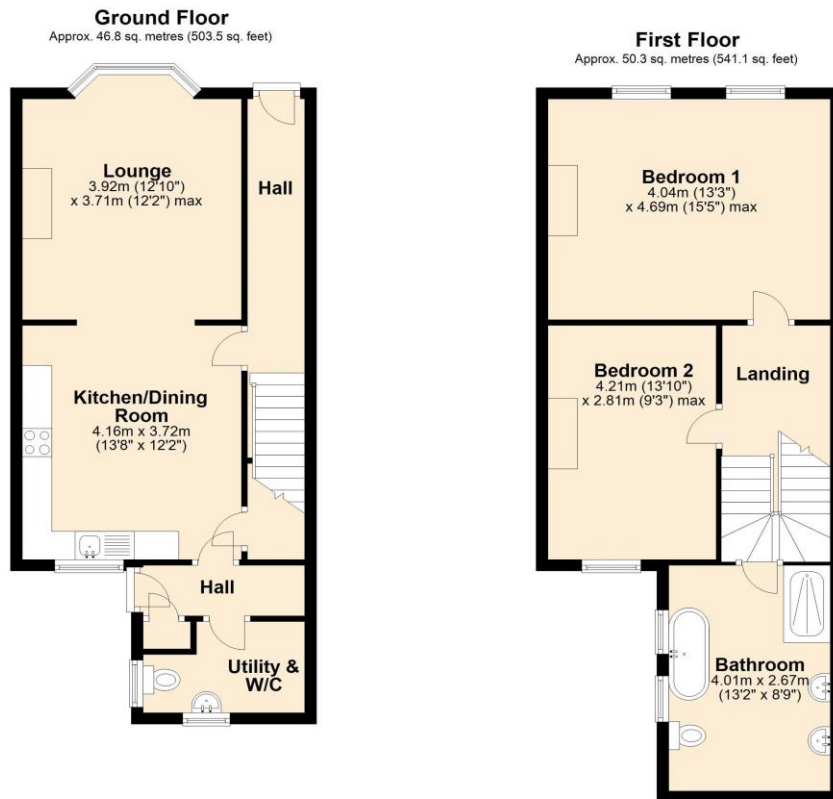
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan



Total area: approx. 97.1 sq. metres (1044.7 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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