



River View, Blaydon, Tyne And Wear, NE21 4DT

*****AVAILABLE NOW***** Living Local is delighted to welcome to the market this lovely feel semi detached three bedroom property on River View, Blaydon! To the ground floor there is a lounge with separate open plan kitchen/dining area with patio door access to the enclosed rear garden. To the first floor there are three bedrooms and a family bathroom. Externally there is a raised garden to the front, with side access to the rear enclosed garden which is ideal for entertaining! If River View could be your new home, get in touch today to arrange your viewing to avoid missing out! EPC Rating C.



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

Semi Detached Home

Three Bedrooms

Open Plan Kitchen/Dining Area

Hold Deposit £183

EPC Rating C

£795 PCM

Lounge 12' 10" x 11' 7" (3.92m x 3.54m) max

Kitchen 12' 8" x 8' 4" (3.87m x 2.53m)

Open plan kitchen/diner area with under stairs cupboard for storage. (Please note the free standing fridge and freezer are not included in the rental.)

Dining Area 8' 6" x 7' 2" (2.60m x 2.18m)

Open dining area with patio door access to the rear garden ideal for entertaining.

Bedroom 1 12' 8" x 9' 11" (3.87m x 3.02m) Max

Pleasant outlook over surrounding areas and cupboard space for storage.

Bedroom 2 10' 0" x 8' 6" (3.05m x 2.60m) Max

Pleasant outlook over rear back garden.

Family Bathroom 8' 4" x 6' 2" (2.54m x 1.89m)

White suite bathroom featuring bath with overhead shower, w/c and wash basin.

Bedroom 3 9' 8" x 6' 3" (2.94m x 1.90m) max

Externally

Raised garden to the front with pathway access down the side of the property, leading to an enclosed spacious rear garden.

Additional Information

Minimum tenancy length 6 months AST. Awaiting EPC. Council tax band A. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

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.

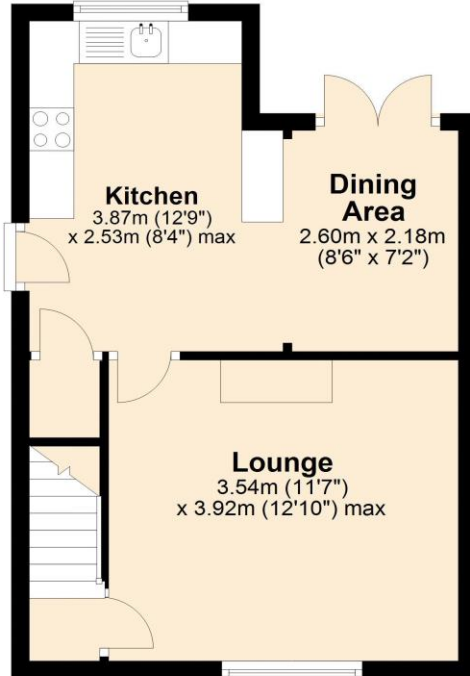
EPC Graph (full EPC available on request)



Floorplan

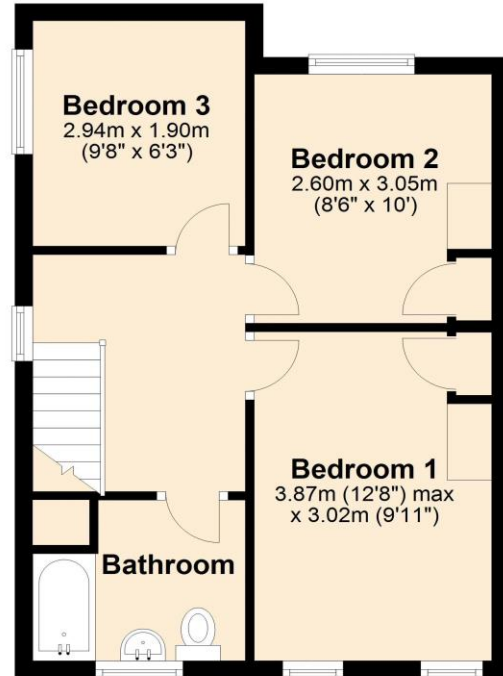
Ground Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

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

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Redress
Scheme

rightmove

onTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

