



## West Park Gardens, Winlaton, Tyne And Wear, NE21 5RE

**\*\*\*AVAILABLE END OF JUNE\*\*\*** This recently redecorated three bedroom semi-detached family home in Winlaton with easy access to local shops, amenities and transport links. The property comprises of entrance hall, lounge, dining room, kitchen and W/C to the ground floor. To the first floor are three bedrooms and a family bathroom W/C. Externally the property benefits from a spacious garden plot to the front, side and rear. Parking available on street. Available end of June on an unfurnished basis. EPC rating C.



**\*\*\*AVAILABLE END OF JUNE\*\*\***

**Semi-Detached**

**Recently Decorated**

**Holding Deposit £208**

**Three Bedrooms**

**EPC Rating C**

**£900 per month**

**Lounge** 15' 0" x 13' 0" (4.57m x 3.95m) max  
Feature fireplace.

**Dining Room** 11' 10" x 8' 11" (3.60m x 2.72m)

**Kitchen** 11' 9" x 7' 11" (3.59m x 2.41m)  
Fitted with a range of wall and base units, integrated oven/hob.  
Space for freestanding appliances (not included).

**Ground Floor W/C** 5' 0" x 2' 7" (1.52m x 0.80m)  
W/C.

**Bedroom 1** 11' 11" x 11' 3" (3.62m x 3.44m)  
Built in cupboard.

**Bedroom 2** 11' 9" x 11' 6" (3.58m x 3.51m) max  
Built in cupboard.

**Bedroom 3** 8' 10" x 8' 2" (2.69m x 2.50m) max  
Built in cupboard.

**Bathroom** 8' 3" x 5' 2" (2.52m x 1.58m)  
Bath, wash basin, W/C.

**Externally**  
Spacious front, side and rear gardens with potential for extension or off street parking (subject to relevant permissions).  
Parking available on street.

**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.

**Additional information**  
This property is a council tax band A. EPC rating C. Security deposit/bond equivalent to 1 months rent (£900) plus 1 months rent payable up front. Minimum tenancy term 12 months.

**EPC Graph (full EPC available on request)**

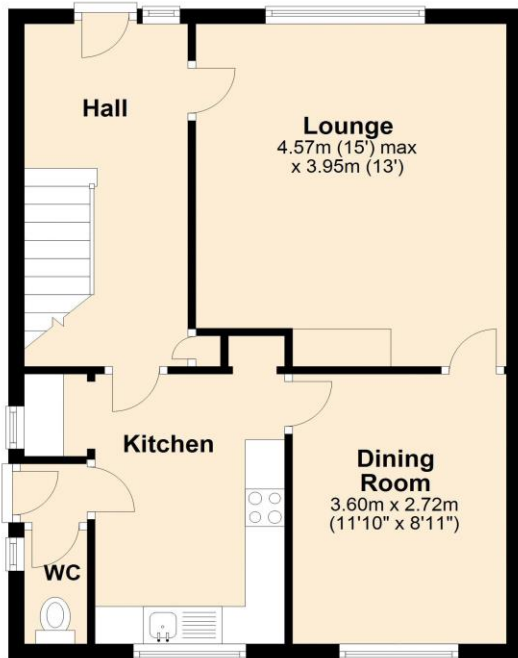
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	88 B



# Floorplan

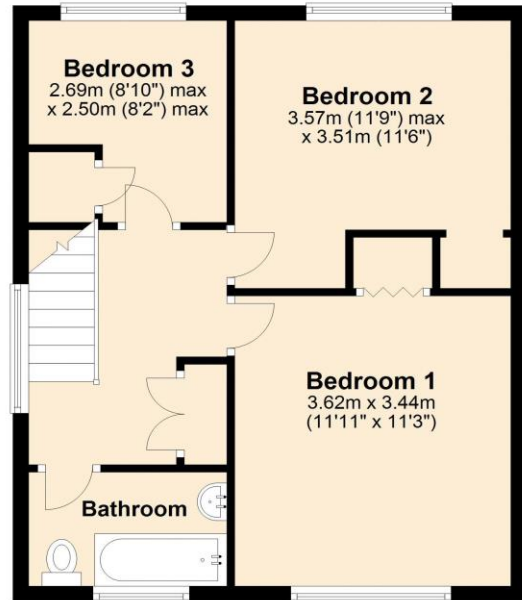
## Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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