



Beechwood, Rowlands Gill, Tyne and Wear, NE39 2BL

*****RARE TO THE RENTAL MARKET***** A well presented three bedroom detached property in Beechwood, High Spennings which would be ideal for a wide range of tenants looking for that extra special home. The ground floor comprises of a W/C, an open plan kitchen/diner and lounge with bay windows. To the first floor there are three bedrooms and a family bathroom, bedroom one benefitting from its own en-suite. Externally this lovely home boasts a spacious enclosed garden to the rear, ideal for entertaining. To the front, a garage and multi car driveway. Available on an unfurnished basis. EPC Rating D.



*****AVAILABLE NOW****

Three Bedrooms

Driveway & Garage

Security Deposit £1300

Holding Deposit £299

EPC Rating D

£1,300 per month

Lounge 17' 5" x 13' 11" (5.30m x 4.24m) Max

Kitchen/Diner 22' 6" x 9' 3" (6.87m x 2.83m)

Open plan kitchen diner with a range of wall and base units for storage along with integrated oven/hob and space for white goods.

W/C 5' 6" x 3' 3" (1.68m x 1.00m)

Features W/C and Wash Basin.

Bedroom 1 13' 1" x 10' 3" (3.99m x 3.13m)

Benefits from built in wardrobes for additional storage.

En-suite 9' 5" x 4' 0" (2.86m x 1.21m)

Features W/C, Wash Basin and Rainfall Shower.

Bedroom 2 13' 2" x 9' 1" (4.02m x 2.78m) Max

Benefits from built in wardrobes for additional storage.

Bedroom 3 9' 3" x 8' 8" (2.81m x 2.64m)

Currently being used as a home office.

Family Bathroom 8' 3" x 4' 8" (2.51m x 1.42m) Max

Features W/C, Wash Basin and Bath.

Externally

To the rear this lovely property benefits from a spacious enclosed paved garden. To the front is the attached garage and multi car driveway for parking.

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

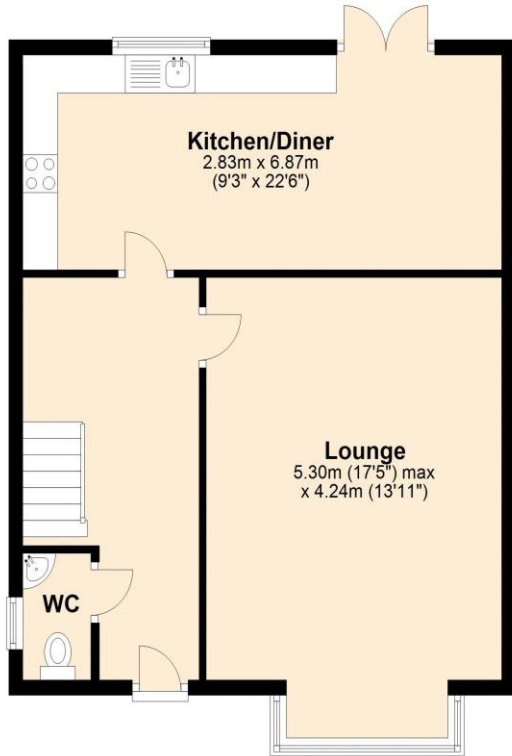
Council Tax Band D. Holding Deposit £299. Security Deposit £1,300.

EPC Graph (full EPC available on request)

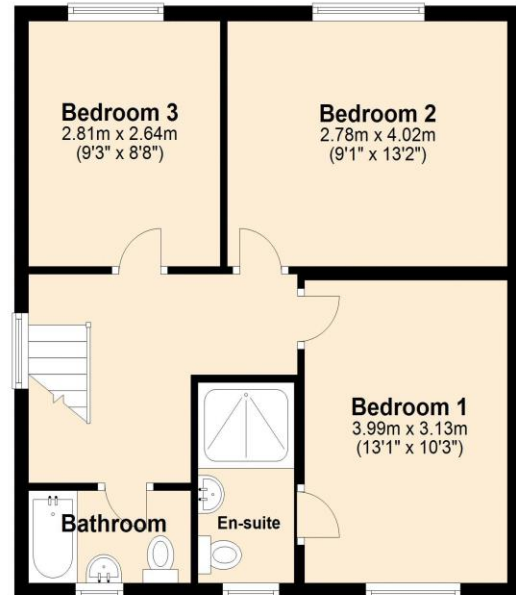


Floorplan

Ground Floor



First Floor



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

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