



Maple Road, Blaydon, Tyne And Wear, NE21 5FA

*****RENT TO BUY OPPORTUNITY***** This property is available to rent with an option to buy after 5 years. The property itself is on the popular High View Estate in Blaydon and comprises of entrance hallway, lounge, kitchen/diner and W/C to the ground floor. To the first floor are two bedrooms and a bathroom W/C. Externally there is a driveway, as well as an enclosed rear garden. There are qualification criteria for any potential tenant to meet in order to apply for this property (please see further details in the section below). EPC rating B.

*****RENT TO BUY*****

Mid Terrace House

Two Bedrooms

Eligibility Criteria Apply

Unfurnished

EPC Rating B

£560 per month

Lounge 13' 1" x 12' 2" (4.00m x 3.70m) Max
The lounge features patio door access the enclosed rear garden.

Kitchen/Diner 11' 11" x 9' 5" (3.63m x 2.87m)
An open plan kitchen/diner with integrated oven/hob, space for white goods (not included) and access to the W/C.

Ground floor W/C 5' 1" x 3' 5" (1.56m x 1.03m)
Features W/C and Wash Basin.

Bedroom 1 13' 1" x 9' 4" (4.00m x 2.84m)

Bathroom 6' 9" x 6' 7" (2.07m x 2.01m)
White suite including bath with overhead shower, W/C and wash basin.

Bedroom 2 13' 1" x 8' 5" (4.00m x 2.57m)
Built in over the stairs cupboard for storage.

Externally
Externally this lovely home benefits from a driveway to the front of the property and enclosed garden to the rear.

Additional Information
Council tax band B. EPC rating B. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

Requirements to qualify for the rent to buy scheme
To qualify, you must: • Be a working household, earning less than £80,000 per year, intending to buy your own home at the start of the letting period • Be a first-time buyer or returning to the market following a relationship breakdown. • Be a UK citizen or have the right to remain in the UK • Have a good credit history without any outstanding credit issues (eg unsatisfied defaults or county court judgements) • Be able to provide evidence that you're saving towards a deposit with a view to buying your own home in 5 years time. • Applicant must demonstrate that they can afford the property at full market value with the view to rent for the 5 year term.

Processing of enquiries
Please note - Living Local will take the information from interested parties as required by the scheme operator. Your details will then be passed to the scheme operator (Keelman Homes) who will review and process all interested parties and contact those who best meet the criteria. Living Local CANNOT provide any updates as we are not party to the review process. Due to the level of enquiries, if you do not receive a call back from Keelman Homes, unfortunately you will not have been successful with your enquiry for this property.

EPC Graph (full EPC available on request)

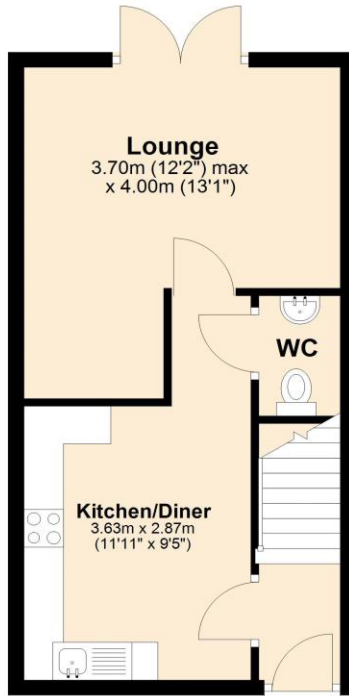
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

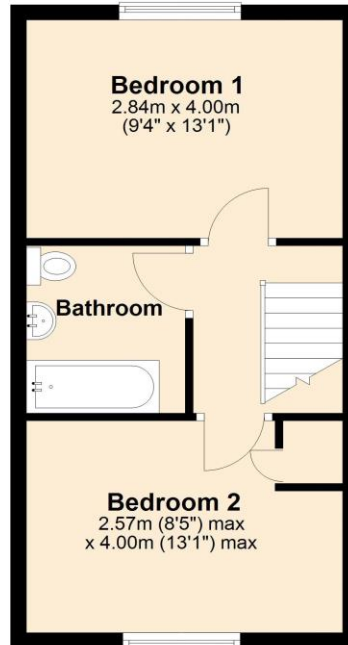
Ground Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



Total area: approx. 63.1 sq. metres (679.1 sq. feet)

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

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