



Oakwell Court, Hamsterley Colliery, Tyne And Wear, NE17 7BE

*****AVAILABLE 1st MAY***** Lovely modern build two bedroom semi detached family home on Oakwell Court. To the ground floor there is an entrance porch, lounge with open staircase, W/C and kitchen/diner. To the first floor there are two bedrooms and a family bathroom. Externally this wonderful home features a driveway, garage and an enclosed garden with patio and decking to the rear. Available from 1st May 2025 on an unfurnished basis. A viewing is highly recommended to appreciate all this property has to offer. EPC Rating C.



*****AVAILABLE 1st MAY*****

Holding Deposit £178

Two Bedrooms

Driveway And Garage

Enclosed Rear Garden

EPC Rating C

£750.00 per month

Lounge 13' 10" x 12' 0" (4.21m x 3.66m) max

W/C 5' 9" x 3' 1" (1.75m x 0.93m)
W/C and hand basin.

Kitchen/Diner 12' 0" x 7' 8" (3.66m x 2.33m)
Features a range of wall and base units, integrated oven and hob. Washing machine and space for free standing appliances. Patio doors leading to rear garden with access to garage.

Bedroom 1 12' 1" x 9' 9" (3.68m x 2.96m)

Bedroom 2 12' 1" x 8' 4" (3.68m x 2.53m)
Storage cupboard.

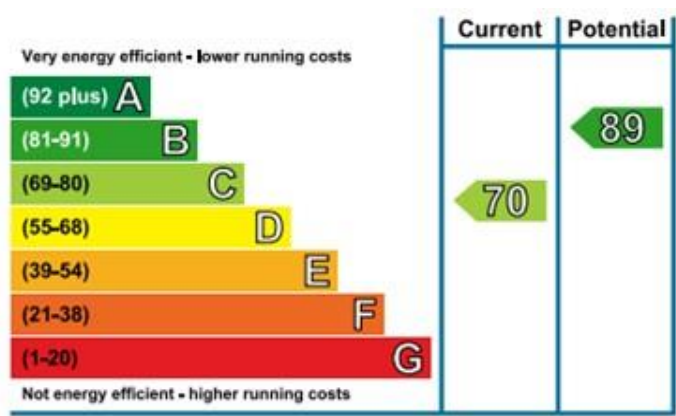
Bathroom 6' 6" x 6' 0" (1.98m x 1.82m)
Bath with shower over, W/C and hand basin.

External
Driveway and garage to front with access from garden. Enclosed rear garden with patio, decking and lawn.

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.

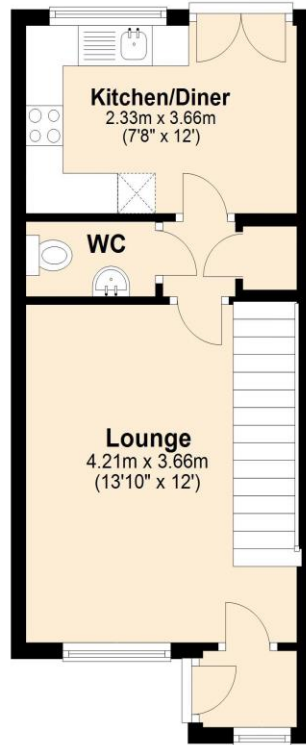
Additional Information
Council Tax Band B. Security deposit/bond equivalent to 1 months rent plus 1 months rent payable up front. Minimum tenancy term 12 months.

EPC Graph (full EPC available on request)

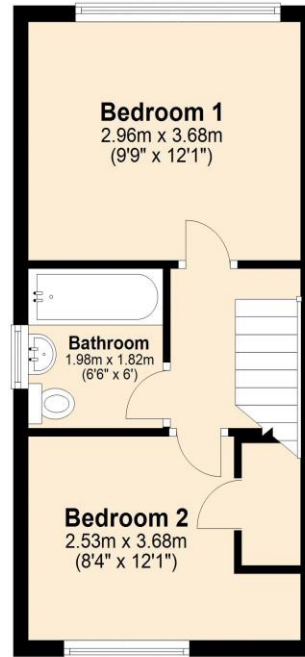


Floorplan

Ground Floor



First Floor



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