



Litchfield Street, Blaydon, Tyne And Wear, NE21 5QN

AVAILABLE NOW This two bedroom stone terrace has been recently decorated and had new flooring throughout. The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are two double bedrooms and a bathroom W/C. Externally the property has a courtyard garden to the front and yard to the rear with parking available on street. Available immediately on an unfurnished basis. EPC rating D.



AVAILABLE NOW

Two Bedroom Stone Terrace

Unfurnished

Recently Decorated

Holding Deposit £195

EPC Rating D

£850 per month

Lounge 12' 5" x 10' 6" (3.79m x 3.19m) max

Dining Room 13' 0" x 10' 11" (3.97m x 3.34m) max
Under stairs storage cupboard.

Kitchen 14' 1" x 6' 6" (4.28m x 1.97m)
Fitted with a range of wall and base units, integrated oven/hob.
Space for washer and fridge/freezer (not included).

Bedroom 1 16' 4" x 10' 6" (4.97m x 3.21m) max

Bedroom 2 10' 11" x 10' 0" (3.32m x 3.04m) max

Bathroom 9' 3" x 6' 5" (2.82m x 1.96m) max
Bath, wash basin, W/C, cupboard housing gas fired boiler.

Externally
Courtyard garden to front, enclosed yard to rear. 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.

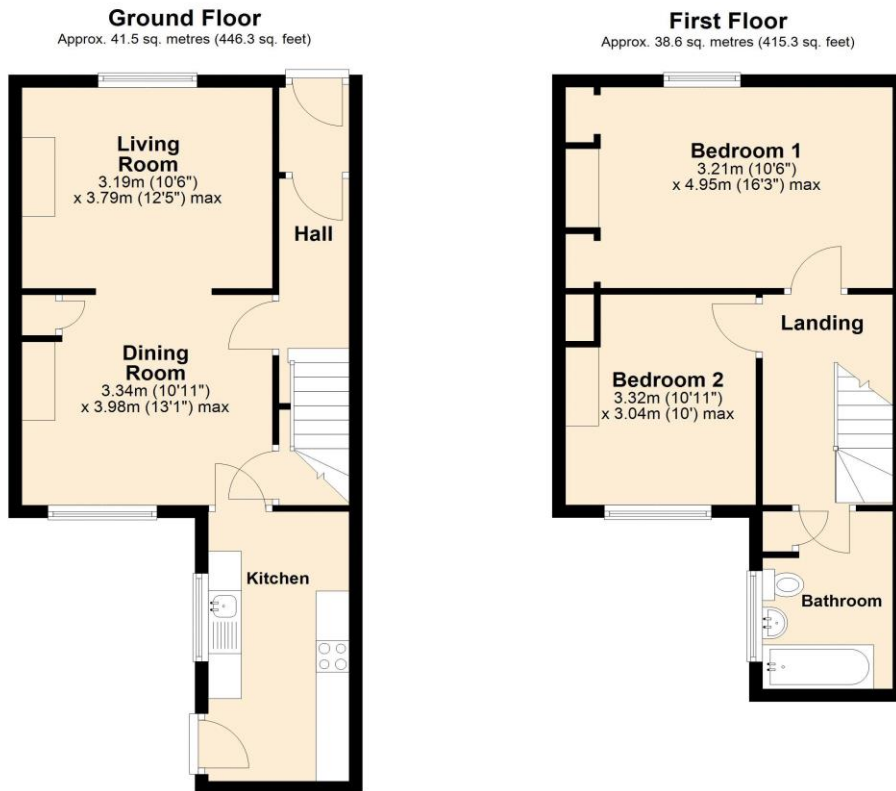
Additional information
Security deposit/bond equivalent to 1 months rent plus 1 months rent payable up front. EPC rating D. Council tax band A.

EPC Graph (full EPC available on request)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floorplan



Total area: approx. 80.0 sq. metres (861.6 sq. feet)

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

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