



Polmaise Street, Blaydon, Tyne And Wear, NE21 4DB

*****AVAILABLE NOW***** Well presented three bedroom stone terrace with **TWO RECEPTION ROOMS!** The property is available immediately on an unfurnished basis and comprises of entrance hallway, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor are three bedrooms. Externally the property benefits from a low maintenance front garden as well as a private rear yard. Parking available on street. Within easy access of local shops, amenities and transport links. EPC rating D.



*****AVAILABLE NOW*****

Three Bedroom Stone Terrace

Unfurnished

Holding Deposit £184

Viewing Essential!

EPC Rating D

£800 per month

Lounge 11' 9" x 11' 2" (3.57m x 3.41m) max
 Feature fireplace.

Dining Room 15' 4" x 12' 10" (4.67m x 3.92m) max
 Feature fireplace. Under stairs cupboard.

Kitchen 7' 3" x 6' 10" (2.20m x 2.08m) max
 Fitted with a range of wall and base units, integrated oven/hob, space for washing machine and fridge freezer (not included).

Bathroom 6' 10" x 5' 7" (2.09m x 1.69m)
 Bath with shower over, wash basin, W/C.

Bedroom 1 15' 4" x 14' 1" (4.67m x 4.30m) max

Bedroom 2 13' 8" x 7' 10" (4.16m x 2.38m)

Bedroom 3 10' 9" x 7' 1" (3.27m x 2.15m) max

Externally
 Low maintenance garden to front. Private yard to rear. Parking available on street. Within easy access of local shops, ameinities and transport links.

Additional information
 Council tax band A. EPC Rating D. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

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. 1 month rent and 1 month bond payable prior to move in.

EPC Graph (full EPC available on request)



Floorplan



Total area: approx. 89.6 sq. metres (964.7 sq. feet)

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

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