



## Berryhill Close, Blaydon, Tyne And Wear, NE21 5JJ

\*\*\*Available Now \*\*\* This well presented three bedroom end link home is located in the popular area of Blaydon. The property features an entrance hall, lounge, spacious kitchen/diner and ground floor WC. Upstairs offers three bedrooms and a white suite family bathroom. Outside, there are gardens to the front and rear, with on street parking available close by. Offered on an unfurnished basis now. EPC Rating D.



\*\*\*AVAILABLE NOW\*\*\*

Street Parking

End Terrace

Holding Deposit £173

Three Bedrooms

EPC Rating D

**Monthly Rental Of £750**

**Lounge** 12' 4" x 12' 3" (3.76m x 3.73m) Max

**Kitchen/Diner** 21' 9" x 9' 7" (6.64m x 2.92m) Max

Features a range of wall and base units for storage along with space for white goods and ample family dining.

**W/C** 6' 11" x 3' 1" (2.12m x 0.93m)

Features white suite W/C and wash basin.

**Bedroom 1** 17' 3" x 11' 11" (5.27m x 3.62m) Max

Features built in mirrored wardrobe storage.

**Bedroom 2** 15' 6" x 9' 10" (4.73m x 2.99m) Max

**Bedroom 3** 11' 8" x 7' 8" (3.56m x 2.33m) Max

**Family Bathroom** 9' 3" x 5' 5" (2.83m x 1.65m) Max

Features a white suite W/C, Wash Basin and Bath with overhead shower.

### Externally

Externally the property benefits to the rear from a low maintenance patioed garden to the rear idea for entertaining. There is a small courtyard style garden to the front for added curb appeal with pleasant outlook to horses field close by. On street parking available close by.

### Additional Information

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

### 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.

### EPC Graph (full EPC available on request)

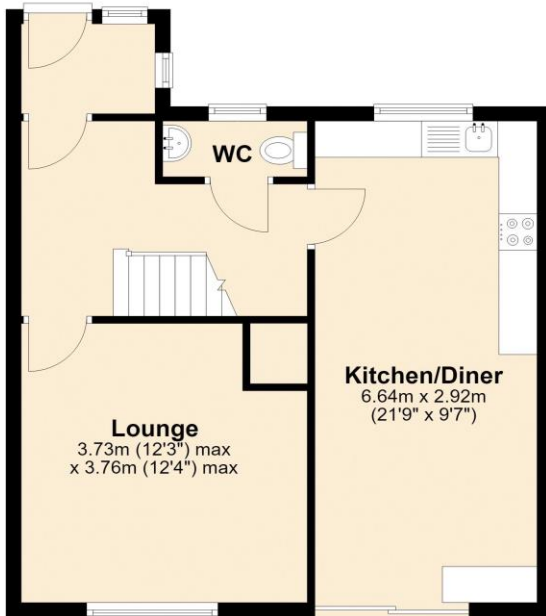
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



# Floorplan

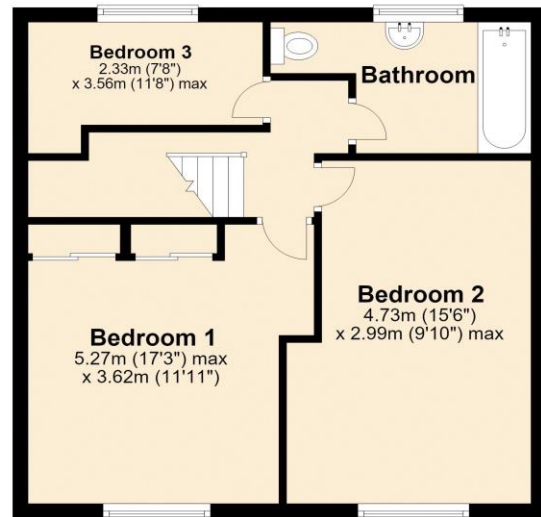
## Ground Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



## First Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



Total area: approx. 94.6 sq. metres (1017.8 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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