



Clifford Street, Blaydon, Tyne And Wear, NE21 4AL

*****AVAILABLE NOW***** This three bedroom stone mid terrace on Clifford Street, would suit a wide range of tenants looking to make Blaydon home! The property retains many original features such as the beautiful entrance hallway with stained glass windows. The property comprises of entrance hallway, open plan lounge with feature fireplace, dining room with storage cupboard and modernised kitchen to the ground floor. To the first floor there are three bedrooms as well as a family bathroom. Externally there is an enclosed yard to the rear with parking available on street. Viewing highly recommended! Available immediately on an unfurnished basis. EPC Rating D.



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

Three Bedroom Terrace

Unfurnished

Open Plan Living Space

Holding Deposit £182

EPC Rating D

£795 per month

Lounge 12' 11" x 11' 1" (3.94m x 3.37m) max
Feature fireplace.

Dining Room 12' 4" x 12' 4" (3.77m x 3.76m) max
Open plan lounge/dining area and kitchen living space with feature fireplace. Door leading to cupboard housing combi boiler.

Kitchen 11' 6" x 6' 5" (3.51m x 1.96m) max
Fitted with a range of wall and base units, integrated oven/hob.

Bedroom 1 9' 6" x 15' 0" (2.90m x 4.58m) min

Bedroom 2 10' 11" x 9' 6" (3.33m x 2.89m) min

Bedroom 3 10' 3" x 6' 5" (3.13m x 1.95m)

Bathroom 8' 2" x 6' 3" (2.50m x 1.90m) max
Bath with shower over, wash basin, W/C.

Externally
Enclosed yard to rear. Parking available on street. Within easy access of local shops, amenities and transport links.

Additional information
Council tax band A. EPC rating D. Minimum tenancy length 6 months.

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.

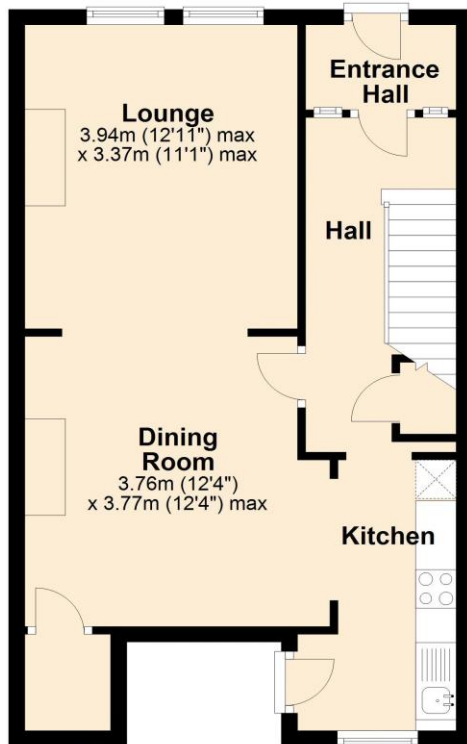
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

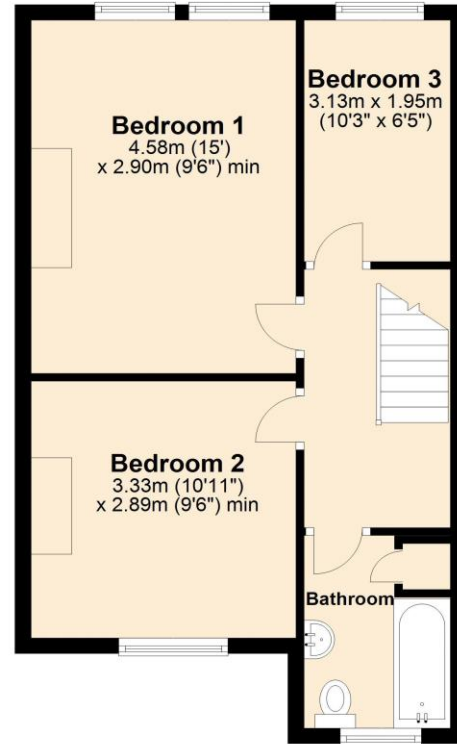


Floorplan

Ground Floor



First Floor



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

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