



Dewhurst Terrace, Sunnyside, Tyne And Wear, NE16 5LP

*****AVAILABLE NOW***** This well presented three bedroom first floor flat offers generous living space in a highly convenient location. The property features a lounge, kitchen, three good sized bedrooms, a modern bathroom, plus the added convenience of a further separate W/C, with plenty of built in storage throughout. To the rear, you'll find a private enclosed yard with on street parking available. Situated on a popular front street, the property benefits from a wide range of local amenities right on your doorstep, including shops, cafes, and excellent public transport links, making commuting simple and convenient. Available immediately on an unfurnished basis. EPC rating C.



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

First Floor Flat

Three Bedrooms

Holding Deposit £182

Enclosed Rear Yard

EPC Rating C

£795 per month

Lounge 15' 11" x 14' 1" (4.85m x 4.28m) max

Kitchen 12' 10" x 9' 6" (3.92m x 2.90m)

Range of wall and base units, space for free standing appliances, electric oven and hob built in. Built in cupboard.

Bedroom 1 18' 0" x 11' 0" (5.49m x 3.36m)

Bedroom 2 17' 7" x 13' 9" (5.35m x 4.15m)

built in cupboard

Bedroom 3 14' 1" x 7' 9" (4.29m x 2.36m)

Bathroom 9' 10" x 6' 4" (3.00m x 1.92m) max

Bath with shower over, WC and hand basin. Built in cupboard.

Separate W/C 4' 11" x 3' 0" (1.50m x 0.91m) max

W/C and wash basin.

Externally

Enclosed Rear yard, parking on street available. Within easy access to local shops and transport links.

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 C. Awaiting confirmation of council tax band.

EPC Graph (full EPC available on request)

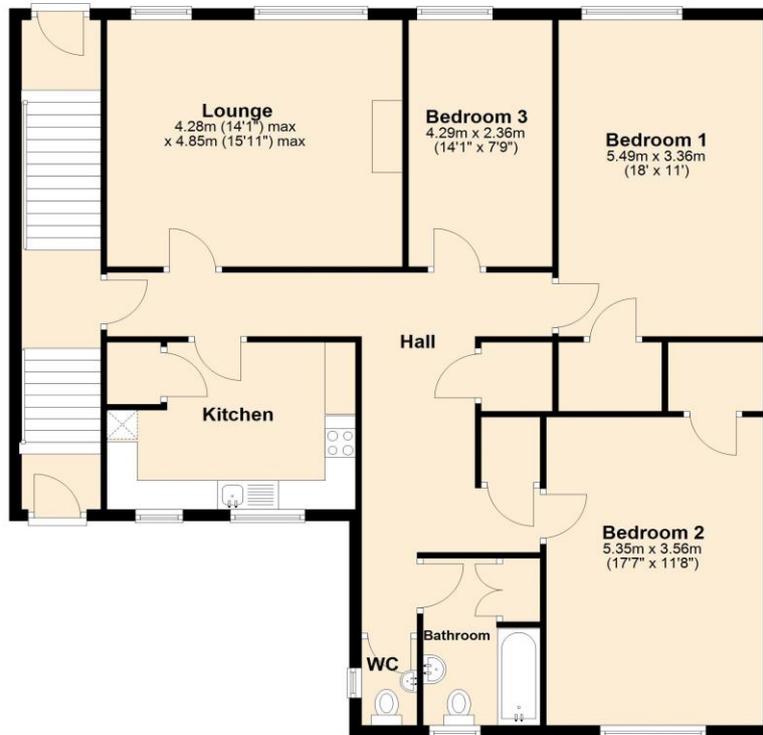
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

First Floor

Approx. 127.8 sq. metres (1375.8 sq. feet)



Total area: approx. 127.8 sq. metres (1375.8 sq. feet)

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

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