



Parkland Avenue, Winlaton, Tyne And Wear, NE21 6NA

*****AVAILABLE NOW***** Living Local is delighted to welcome to the rental market this well presented three-bedroom semi detached family home with attached driveway and garage! The property is accessed via entrance porch and comprises of spacious lounge with separate dining room, conservatory, kitchen/diner and bonus utility room. The the first floor there are three good sized bedrooms and modernised family bathroom. There is a small garden to the front with garage and driveway, and larger enclosed garden to the rear ideal for entertaining. This spacious family home is not to be missed out on and is available now on an unfurnished basis! EPC rating C.



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

Semi Detached Home

Three Bedrooms

Garage & Driveway

Holding Deposit £235

EPC Rating C

£1,025 per month

Entrance Porch 5' 10" x 5' 8" (1.79m x 1.73m)

Lounge 13' 1" x 12' 6" (3.98m x 3.81m)

Dining Room 10' 2" x 8' 11" (3.11m x 2.71m)
Additional dining room with access to the conservatory, kitchen and lounge areas.

Conservatory 12' 2" x 10' 0" (3.70m x 3.04m)

Kitchen/Diner 11' 0" x 10' 1" (3.36m x 3.08m) Max
Fitted with a range of wall and base units for storage along with space for white goods. Benefits from integrated oven/hob.

Bedroom 1 12' 4" x 11' 8" (3.77m x 3.55m)
Overlooks the front garden and street area.

Bedroom 2 13' 0" x 8' 9" (3.97m x 2.66m) Max
Features mirrored wardrobes for extra storage and overlooks the rear garden.

Family Bathroom 6' 6" x 6' 2" (1.98m x 1.88m)
Features a modern white suite bathroom; shower, w/c and wash basin.

Bedroom 3 8' 9" x 8' 8" (2.66m x 2.65m) Max
Benefits from an over stairs cupboard for bonus storage.

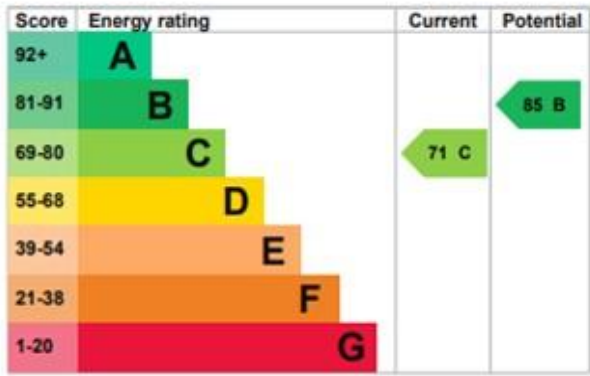
Garage 18' 4" x 9' 7" (5.58m x 2.91m)
Benefits from light.

Externally
Externally there is a garden area to the front of the area and larger to the rear ideal for entertaining. Attached to the property is a garage with integral access to the utility room and driveway to the front. Along with additional parking available on street.

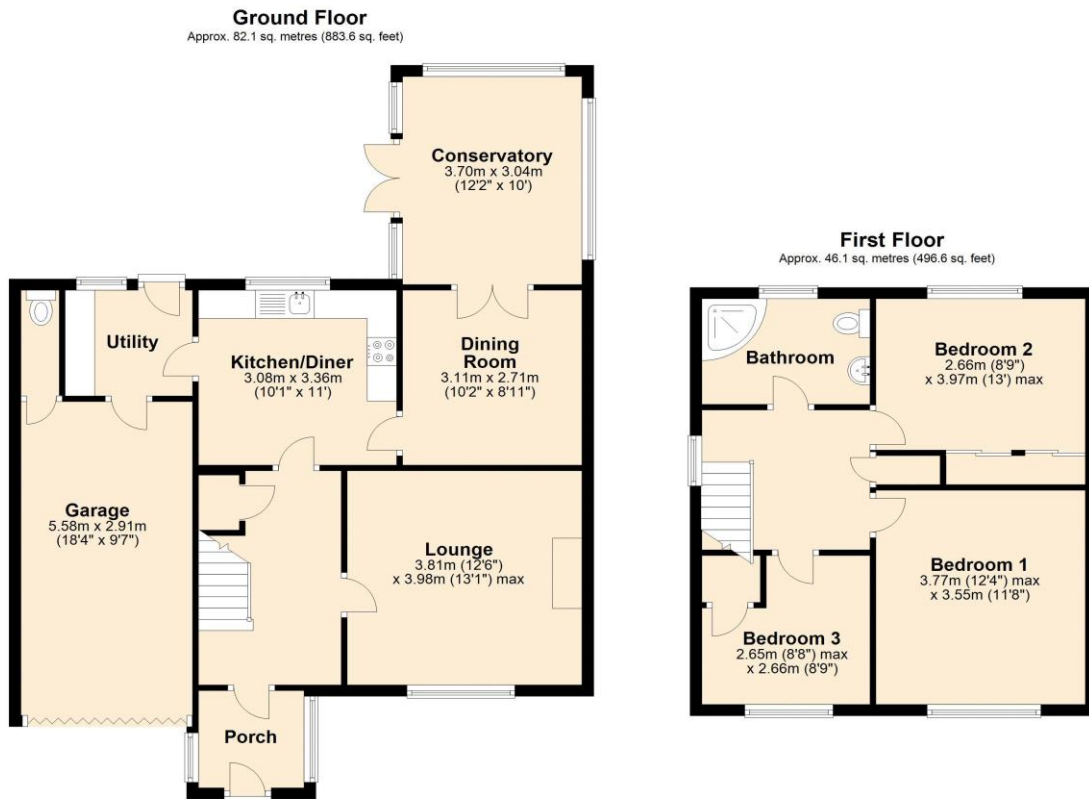
Additional Information
EPC Rating C. Council Tax Band A. Security deposit/bond equivalent to 1 months rent plus 1 months rent payable up front.

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)



Floorplan



Total area: approx. 128.2 sq. metres (1380.2 sq. feet)

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

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