



Dunns Way, Blaydon, Tyne and Wear, NE21 5GH

AVAILABLE NOW This well presented modern style end terrace house is available immediately on an unfurnished basis. The property comprises of entrance hall, open plan lounge/kitchen and W/C to the ground floor. To the first floor are two double bedrooms, both with en-suites. Externally is an enclosed garden to the rear and side with storage shed and a driveway to the front. Further parking available on street. EPC Rating C.



AVAILABLE NOW

End Terrace House

Two Double Bedrooms

Two En-suites

Holding Deposit £161

EPC Rating C

£725 per month

Open plan Lounge/Kitchen 24' 10" x 13' 8" (7.57m x 4.17m) max

Kitchen area fitted with a range of wall and based units, integrated oven/hob, fridge and washing machine. Lounge area with French doors to rear garden. Under stairs storage cupboard.

Ground floor W/C 5' 0" x 2' 11" (1.52m x 0.90m)

Wash basin, W/C.

Bedroom 1 11' 4" x 9' 1" (3.46m x 2.77m)

Fitted wardrobes, storage cupboard. Juliette balcony.

En-suite 6' 7" x 5' 3" (2.01m x 1.60m)

Bath with shower over, wash basin, W/C.

Bedroom 2 10' 1" x 9' 10" (3.08m x 2.99m) max

En-suite 5' 2" x 5' 1" (1.58m x 1.55m) max

Shower cubicle, wash basin, W/C.

Externally

Enclosed garden to rear and side with lawn, patio and storage shed. Driveway to front with further parking available on street.

Additional information

Council tax band A. Holding deposit £161. Security deposit/bond equivalent to 1 months rent (£700) plus 1 months rent payable up front. Minimum tenancy term 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)

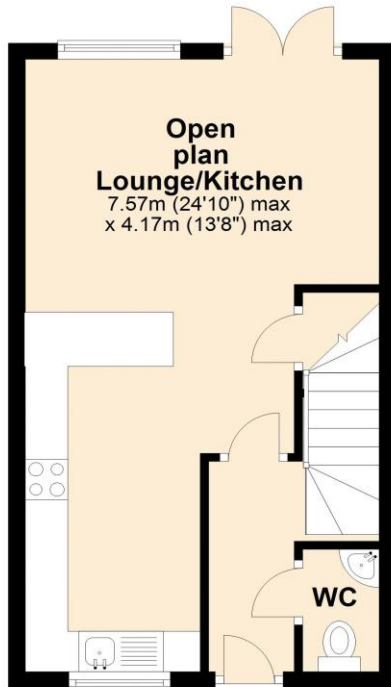
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

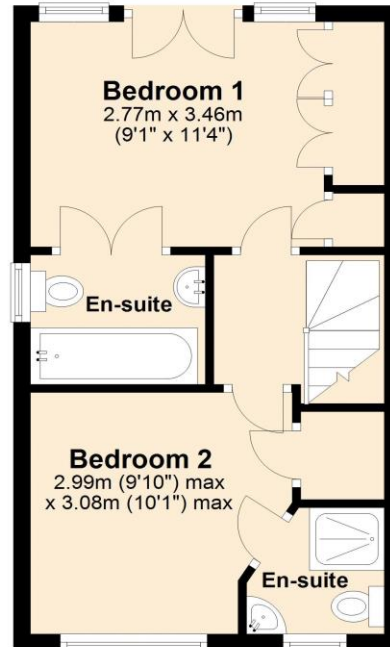
Ground Floor

Approx. 31.6 sq. metres (339.8 sq. feet)



First Floor

Approx. 31.4 sq. metres (338.4 sq. feet)



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

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

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