



Pickering Lodge Court, Burnopfield, Tyne And Wear, NE16 6DB

AVAILABLE NOW Lovely modern two bedroom mid terrace in the village of Burnopfield. The property comprises of entrance porch, lounge, kitchen/diner and W/C to the ground floor. To the first floor are two double bedrooms, both with built in storage, and a bathroom W/C. Externally the property benefits from an enclosed low maintenance rear garden, as well as two allocated parking spaces. Available immediately on an unfurnished basis. Viewing essential! EPC Rating C.



AVAILABLE NOW

Two Bedroom House

Unfurnished

Two Parking Spaces

Holding deposit £184

EPC Rating C

£800 per month

Lounge 15' 10" x 12' 11" (4.82m x 3.93m) max
Under stairs storage cupboard.

Kitchen/Diner 13' 4" x 12' 11" (4.07m x 3.93m) max
Fitted with a modern range of wall and base units, integrated oven/hob. Freestanding fridge/freezer, washing machine and tumble dryer included. Space for dining table and chairs (not included).

Bedroom 1 10' 9" x 10' 6" (3.28m x 3.21m)
Built in cupboard and wardrobes.

Bedroom 2 10' 6" x 10' 3" (3.19m x 3.13m)
Built in cupboard housing gas combi boiler. Built in wardrobes.

Bathroom 7' 8" x 5' 8" (2.33m x 1.73m)
Bath with shower over, wash basin, W/C.

Externally
Enclosed rear garden with artificial lawn. Two allocated parking spaces, with further parking available on layby to the rear.

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. Council tax band A.

EPC Graph (full EPC available on request)

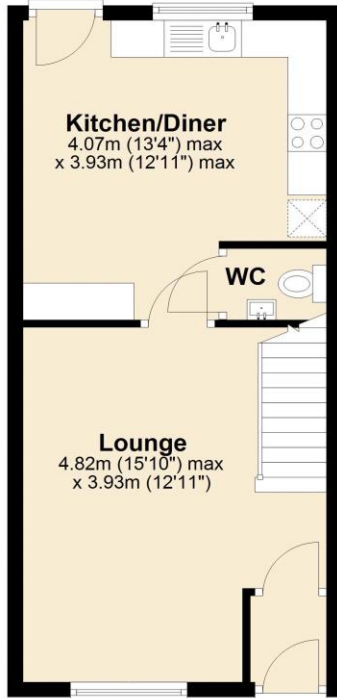
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floorplan

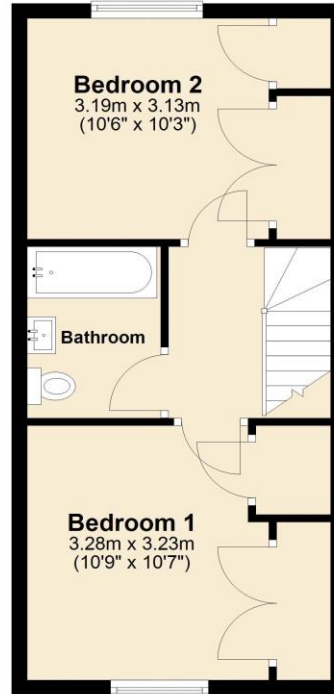
Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.3 sq. feet)

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