



Hill Top, Winlaton, Tyne And Wear, NE21 6DQ

*****AVAILABLE NOW ***** Recently redecorated with new carpets throughout, this well presented three bedroom semi detached home briefly comprises an entrance hall, lounge, kitchen, dining room, three good sized bedrooms, and a modern family bathroom. Externally, the property benefits from front and rear gardens, useful outhouse storage, a paved driveway providing off road parking, and additional on street parking. Available immediately on an unfurnished basis. Early viewing is highly recommended. EPC Rating: C.



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

Semi Detached

Three Bedrooms

Driveway

Holding Deposit £196

EPC Rating C

£850 per month

Lounge 12' 11" x 12' 8" (3.94m x 3.85m) Max
Outlook to the front garden area.

Dining Room 10' 1" x 9' 9" (3.07m x 2.96m) Max
Outlook to the rear garden.

Kitchen 10' 0" x 9' 9" (3.04m x 2.96m)
Fitted with a range of wall and base units for storage, space for white goods and cupboard storage.

Bedroom 1 11' 7" x 10' 2" (3.52m x 3.09m) Max

Bedroom 2 11' 5" x 10' 10" (3.47m x 3.29m) Max

Bedroom 3 9' 9" x 8' 10" (2.96m x 2.69m) Max

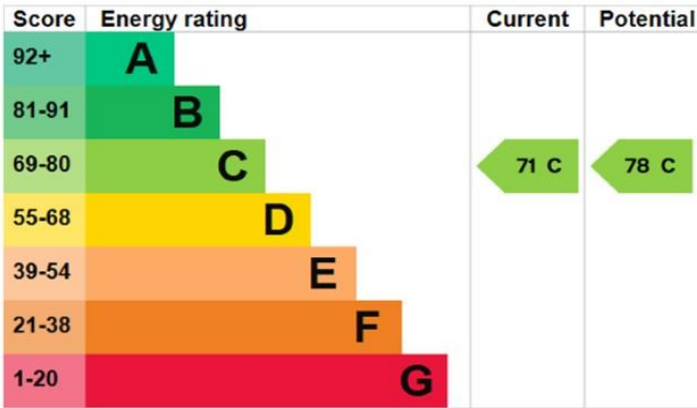
Bathroom 7' 6" x 6' 0" (2.28m x 1.84m)
Features a white suite bath, W/C and wash basin.

Externally
Gardens to the front and rear with a paved driveway for off street parking. With local access to playing field and Winlaton Village Shops and Travel links.

Additional Information
Security deposit/bond equivalent to 1 months rent plus 1 months rent payable up front. EPC rating C. Council tax band A.

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.

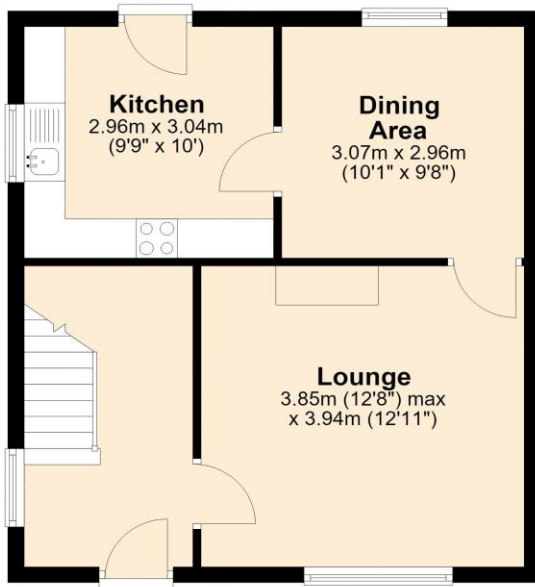
EPC Graph (full EPC available on request)



Floorplan

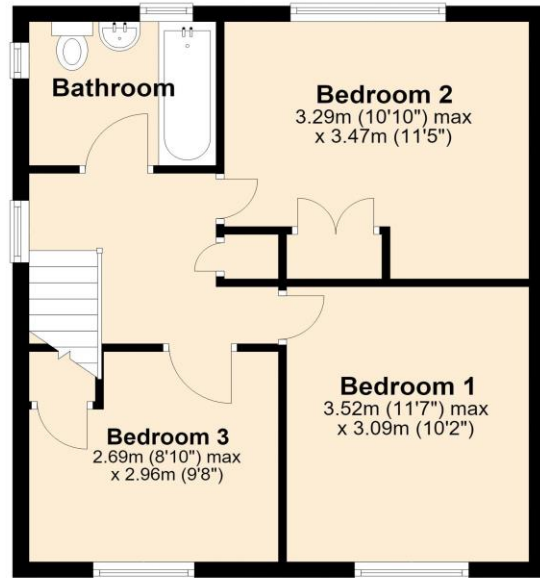
Ground Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

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