



## Simonside Road, Blaydon-On-Tyne, Tyne And Wear, NE21 5DX

**\*\*\*AVAILABLE NOW\*\*\*** A modern terraced house on the ever popular High View Estate in Blaydon with a pleasant elevated outlook to the front. The property briefly comprises of lounge, kitchen/dining room and W/C to the ground floor. To the first floor there are three bedrooms and a family bathroom W/C.

Externally the property benefits from an enclosed garden to the rear with lawn and a driveway to the front and parking on street is also available. Viewing highly recommended to avoid disappointment, available on an unfurnished basis. EPC Rating C.



**\*\*\*AVAILABLE NOW\*\*\***

**Three Bedrooms**

**Terraced House**

**Driveway**

**Holding Deposit £205**

**EPC rating C**

**£875 per month**

**Kitchen** 13' 8" x 11' 6" (4.16m x 3.51m) max  
A range of wall and base units, space for free standing appliances and a small dining table.

**Lounge** 14' 10" x 11' 5" (4.52m x 3.48m) max  
Built in storage cupboard and patio doors leading to rear garden.

**WIC** 4' 7" x 3' 2" (1.40m x 0.96m) max  
W/C and wash basin

**Bedroom 1** 14' 10" x 9' 8" (4.51m x 2.95m) max  
Built in storage cupboard.

**Bedroom 2** 9' 9" x 8' 1" (2.96m x 2.46m) max

**Bedroom 3** 6' 7" x 6' 5" (2.01m x 1.95m)

**Bathroom** 9' 4" x 5' 5" (2.85m x 1.65m) max  
Bath with shower over, W/C and wash basin

**Externally**  
Enclosed rear garden, front lawn and driveway with parking on street available

**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 B .

EPC Graph (full EPC available on request)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

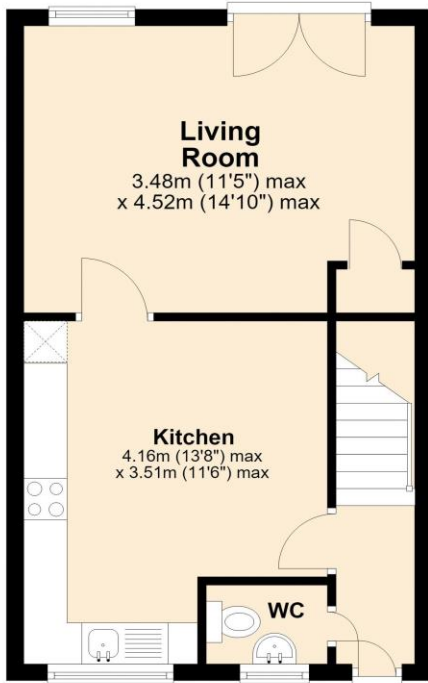




# Floorplan

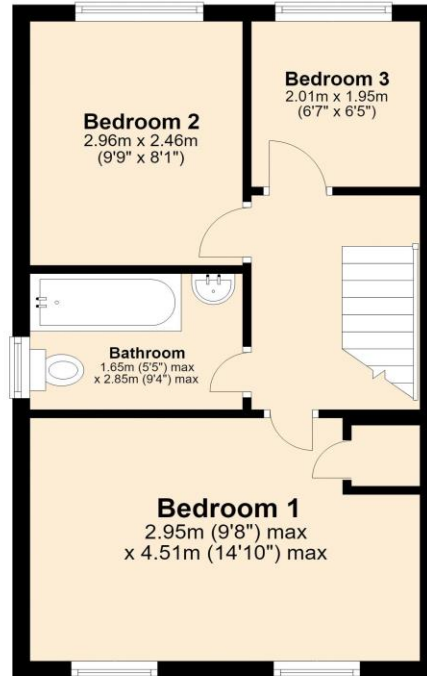
## Ground Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



## First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Total area: approx. 70.6 sq. metres (760.2 sq. feet)

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

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