



West Park Gardens, Winlaton, Tyne And Wear, NE21 5RE

*****AVAILABLE NOW***** A lovely three bedroom, semi-detached family home in Winlaton with easy access to local shops, amenities and transport links. The property comprises of an entrance hall, lounge, dining room, kitchen 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 a spacious garden plot to the front, side and rear. Parking available on street. Available now on an unfurnished basis. EPC rating C.



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

Three Bedrooms

Semi-Detached

Large Garden

Holding Deposit £208

EPC Rating C

£900 per month

Lounge 15' 0" x 13' 0" (4.57m x 3.95m) max
Feature fireplace.

Dining Room 11' 10" x 8' 11" (3.60m x 2.72m)

Kitchen 11' 9" x 7' 11" (3.59m x 2.41m)
Fitted with a range of wall and base units, integrated oven/hob.
Space for freestanding appliances (not included).

Ground Floor W/C 5' 0" x 2' 7" (1.52m x 0.80m)
W/C.

Bedroom 1 11' 11" x 11' 3" (3.62m x 3.44m)
Built in cupboard.

Bedroom 2 11' 9" x 11' 6" (3.58m x 3.51m) max
Built in cupboard.

Bedroom 3 8' 10" x 8' 2" (2.69m x 2.50m) max
Built in cupboard.

Bathroom 8' 3" x 5' 2" (2.52m x 1.58m)
Bath, wash basin, W/C.

Externally
Spacious front, side and rear gardens with potential for extension or off street parking (subject to relevant permissions).
Parking available on street.

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
This property is a council tax band A. EPC rating C. Security deposit/bond equivalent to 1 months rent (£900) plus 1 months rent payable up front. Minimum tenancy term 12 months.

EPC Graph (full EPC available on request)

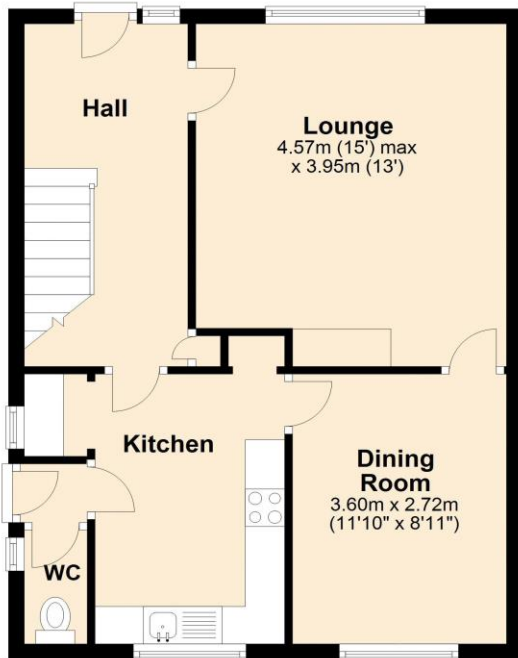
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		75 C	88 B



Floorplan

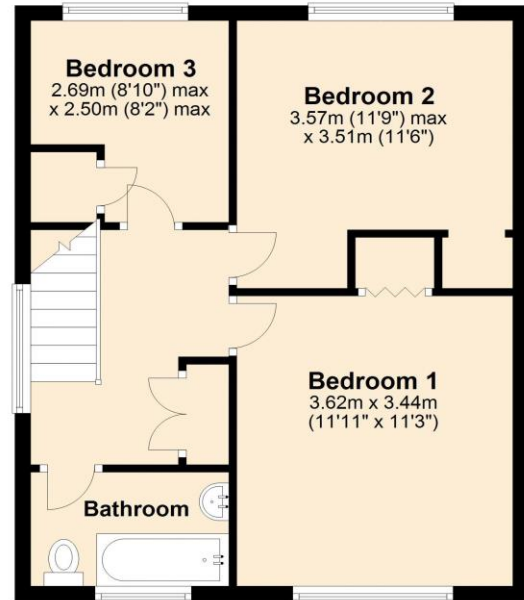
Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



Total area: approx. 95.9 sq. metres (1031.9 sq. feet)

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

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Redress
Scheme

rightmove

onTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

