



Axwell Park, Blaydon, Tyne And Wear, NE21 5PJ

*****RARE TO THE MARKET***** This stunning modern townhouse in the exclusive private Axwell Hall Estate simply must be viewed to be appreciated! The property comprises of entrance hall, integral garage, two bedrooms and a W/C to the ground floor. The first floor benefits from an open plan lounge, kitchen and dining room with fabulous bi-fold doors out on to the balcony. The second floor hosts two large double bedrooms, the master having en-suite, as well as a family bathroom W/C. Externally the property benefits from allocated parking and access to the private walled gardens of Axwell Hall Estate. Available immediately on a fully furnished basis. Awaiting EPC rating.



AVAILABLE NOW

Furnished

Stunning Townhouse

Holding Deposit £414

Three/Four Bedrooms

Awaiting EPC Rating

£1,800 per month

Lounge/Kitchen/Diner 31' 7" x 18' 6" (9.63m x 5.65m) max

Kitchen area fitted with a range of wall and base units, integrated double oven, hob, dishwasher and fridge/freezer. The kitchen comes with all appliances, crockery and kitchen utensils. Dining area including table with 8 chairs. Sofa in living area with TV. Fitted storage units. Bi-fold doors to balcony.

Bedroom 1 13' 5" x 11' 8" (4.09m x 3.56m)

Top floor. Double bed, fitted wardrobes. Views over walled garden.

En-suite 7' 0" x 6' 0" (2.14m x 1.84m)

Shower cubicle, wash basin, W/C.

Bedroom 2 13' 0" x 11' 8" (3.95m x 3.55m)

Top floor. Two single beds (currently together as a king size), built in wardrobes, fitted drawer units.

Family Bathroom 9' 9" x 5' 10" (2.97m x 1.79m)

Bath, separate shower cubicle, wash basin, W/C.

Bedroom 3 11' 8" x 11' 3" (3.55m x 3.42m)

Ground floor bedroom. Double bed, wardrobe, desk. Door leading to yard area.

Bedroom 4/Office 7' 0" x 6' 0" (2.14m x 1.84m)**Ground floor W/C 5' 10" x 2' 11" (1.79m x 0.90m)**

Wash basin, W/C.

Garage 17' 8" x 11' 5" (5.39m x 3.48m) max

Electric garage door, power, lights and water tap.

Externally

Allocated parking space with additional visitor bays available. Access to private walled gardens and via woodland to Derwent Walk Country Park. The A1 Western Bypass and Metro Centre are both within easy access.

Additional information

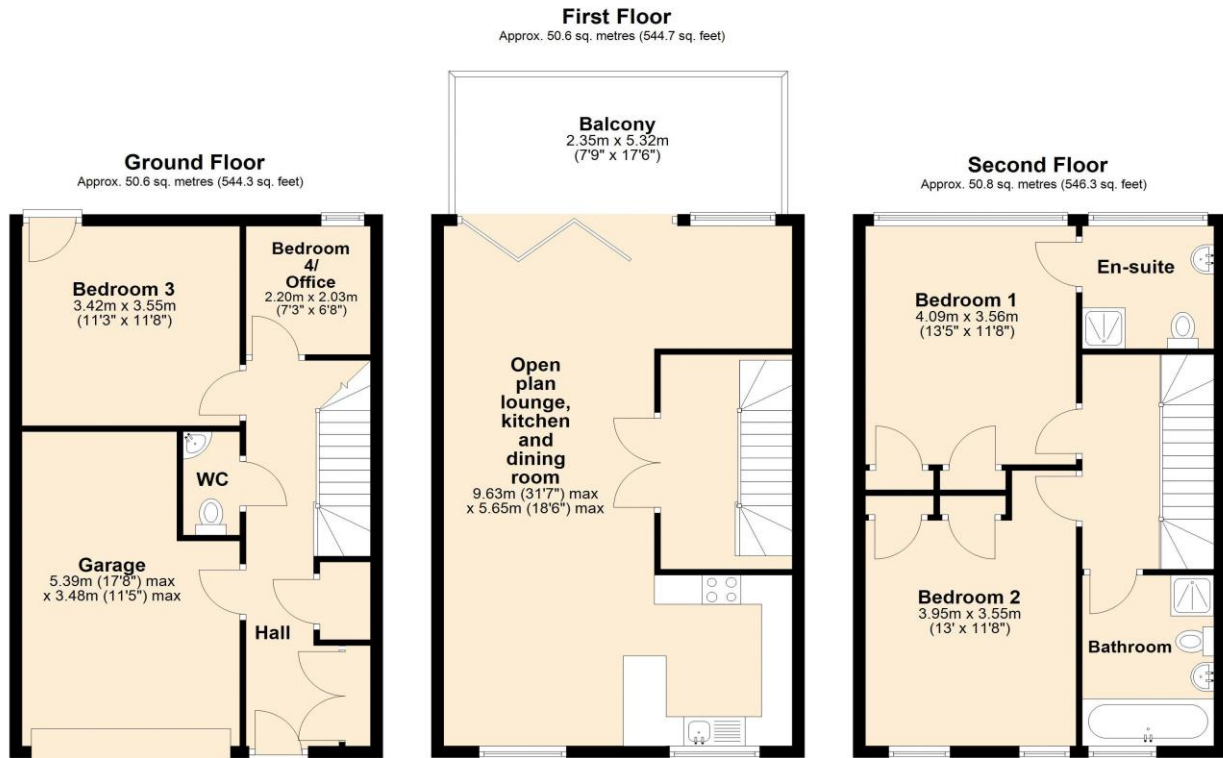
Council tax band F. Minimum tenancy length 6 months. Security deposit equivalent to 1 months rent. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

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



Total area: approx. 151.9 sq. metres (1635.3 sq. feet)

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

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