



Alice Street, Winlaton, Tyne And Wear, NE21 5QJ

Two bedroom ground floor flat available to rent immediately on an unfurnished basis. The flat comprises of two bedrooms, lounge, kitchen, and a bathroom W/C. To the rear of the property there is a private yard, with a fenced garden to the front. On street parking is available, and the property is conveniently located close to local amenities and transport links. Available now and early viewing is recommended. EPC rating C.



*****Available Now*****

Ground Floor Flat

Two Bedrooms

Holding Deposit £150

Close To Local Amenities

EPC rating C

£650 per month

Lounge 13' 7" x 12' 10" (4.14m x 3.9m)

Storage cupboard

Bedroom 1 13' 4" x 12' 10" (4.07m x 3.90m)

Bay Window, freestanding wardrobes.

Bedroom 2 9' 5" x 7' 9" (2.88m x 2.35m)

Kitchen 9' 10" x 7' 0" (3.00m x 2.14m)

Range of base and wall units, built in oven and gas hob, space for free standing appliances.

Bathroom 6' 9" x 6' 4" (2.07m x 1.94m) max

Bath, W/C and wash basin.

Externally

Enclosed private yard to the front, rear yard. Parking is available on street.

Additional Information

Council Tax Band A. EPC Rating C. 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.



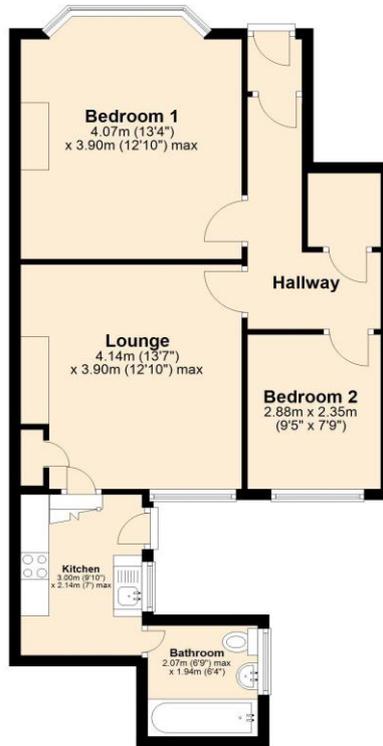
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 60.6 sq. metres (652.4 sq. feet)

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

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