



Edith Avenue, Blaydon, Tyne And Wear, NE21 4BZ

*****AVAILABLE NOW***** Well presented two bedroom stone terrace. To the ground floor there is a spacious lounge with feature Inglenook fireplace and kitchen/diner. To the first floor there are two bedrooms and a modern style bathroom. Externally this lovely property benefits from a courtyard garden to the front with pleasant views over the River Tyne and an enclosed gravel yard to the rear. Parking available on street. Available immediately on an unfurnished basis. EPC Rating D.



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

Stone Terrace House

Two Bedrooms

Holding Deposit £149

Garden & Yard

EPC Rating D

£650 per month

Lounge 13' 7" x 13' 6" (4.13m x 4.12m) max

Feature Inglenook fireplace. Benefits from under the stairs cupboard for additional storage.

Kitchen/Diner 16' 2" x 6' 6" (4.94m x 1.99m)

Open plan kitchen/diner with built in oven/hob. Space for freestanding appliances (not included).

Bedroom 1 11' 11" x 9' 11" (3.64m x 3.03m) Max

Bedroom 2 9' 10" x 7' 8" (3.00m x 2.33m) Max

Bathroom 8' 4" x 6' 3" (2.53m x 1.91m) Max

Bath with overhead shower, W/C and wash basin.

Externally

Paved courtyard garden to the front and gravel yard to the rear. Parking available on street.

Additional Information

EPC Rating D. Council Tax Band A. Minimum tenancy length 6 months.

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.



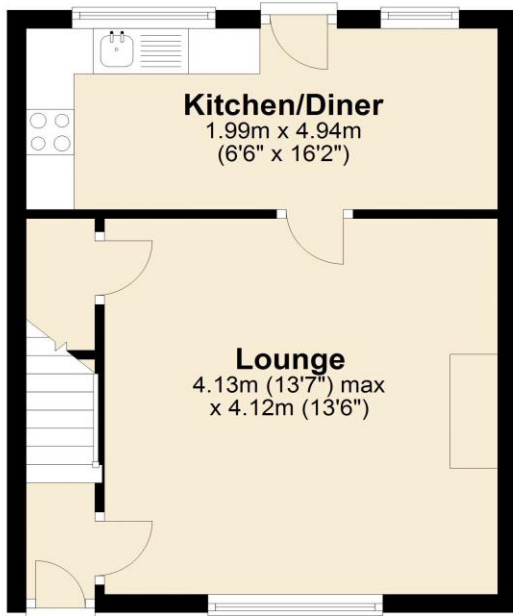
EPC Graph (full EPC available on request)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floorplan

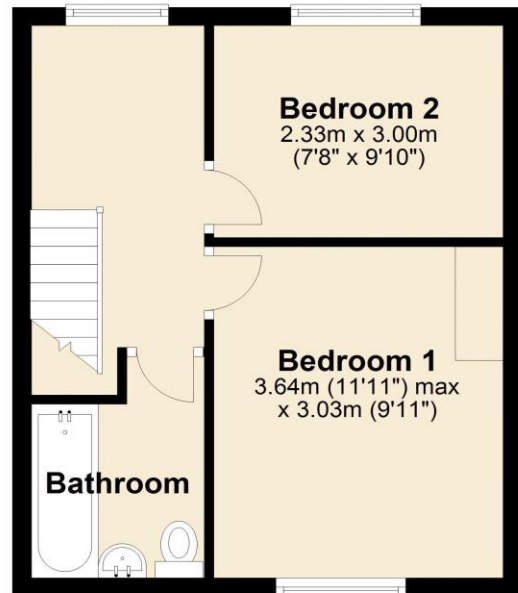
Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 60.6 sq. metres (652.7 sq. feet)

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

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