



## **Cowen Street, Winlaton, Tyne And Wear, NE21 6PG**

**\*\*\*AVAILABLE NOW\*\*\*** A lovely two bedroom mid-terrace house in the heart of Winlaton Village will be ideal for a single person or couple. The property comprises of entrance hall, lounge and kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom W/C. Externally there is a yard to the rear. Parking is available to the front of the property on street. The property benefits from a pleasant position overlooking a green and is available immediately on an unfurnished basis. EPC rating D.

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

**Two Bedrooms**

**Mid Terrace**

**Holding Deposit £138**

**Rear Yard**

**EPC Rating D**

**£600 per month**

### Lounge

Feature fire place and storage cupboard

### Kitchen

Fitted with a range of wall and base units, an integrated oven/hob.

### Bedroom 1

Double bedroom

### Bedroom 2

Single Bedroom

### Bathroom

Bath with shower over, hand basin and W/C

### Externally

Rear yard and parking available on street

### Holding Deposit

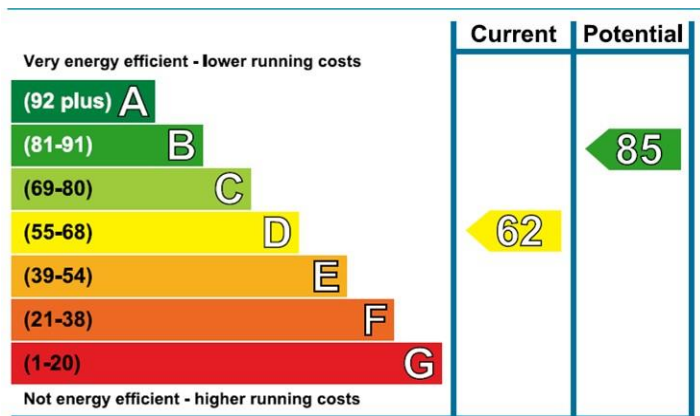
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

### Additional Information

This property is council tax A. EPC Rating D. Minimum term 6 month tenancy. Please note the photos in this brochure were taken before the previous tenant moved in. Therefore if you view the property it may look slightly different than the photos.

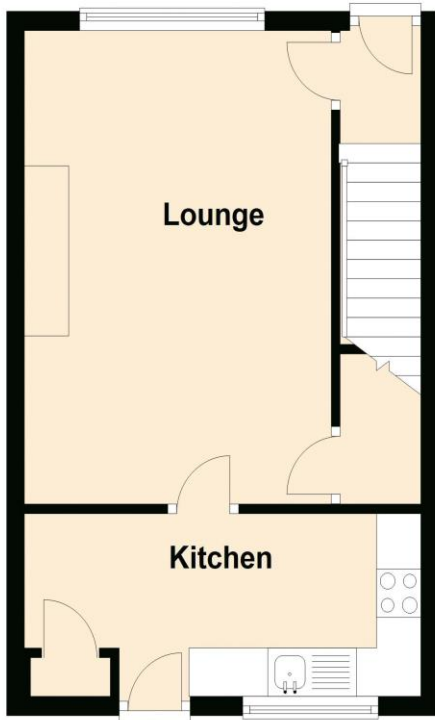


### EPC Graph (full EPC available on request)



# Floorplan

Ground Floor



First Floor



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto: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  
Residence  
Scheme

rightmove

onTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

