



## Robert Terrace, High Spen, Tyne and Wear, NE39 2AZ

\*\*\*AVAILABLE NOW\*\*\* This two bedroom terraced house in High Spen is sure to appeal to a wide range of tenants! The property comprises of living room, dining room and kitchen on the ground floor. To the first floor there are two double bedrooms and a bathroom W/C. Externally there is a yard to the rear with on street parking and to the front there is a paved garden which has been left open to act as additional parking if desired. A viewing is highly recommended for this lovely home which is available immediately on an unfurnished basis! EPC Rating D.



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

Mid Terrace House

Two Double Bedrooms

Holding Deposit £144

Close To Local Amenities

EPC Rating D

**£625 per month**

**Living Room** 15' 11" x 12' 3" (4.85m x 3.74m) Max

Open staircase and built in cupboard.

**Dining Room** 15' 11" x 12' 2" (4.85m x 3.70m) Max

**Kitchen** 11' 2" x 6' 10" (3.41m x 2.09m) Max

Fitted with a range of wall and base units with integrated cooker, fridge/freezer (included) and space for freestanding washing machine (not included).

**Bedroom 1** 15' 1" x 12' 3" (4.59m x 3.74m) Max

**Bedroom 2** 12' 2" x 10' 7" (3.70m x 3.23m) Max

Cupboard housing gas fired combi boiler.

**Bathroom** 8' 10" x 5' 1" (2.68m x 1.56m) Max

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

**Externally**

Yard to rear with parking available on street. Garden to front, paved to be used for seating or additional parking as required.

**Additional information**

Council tax band A. EPC rating D. Minimum 6 month tenancy.

**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)**

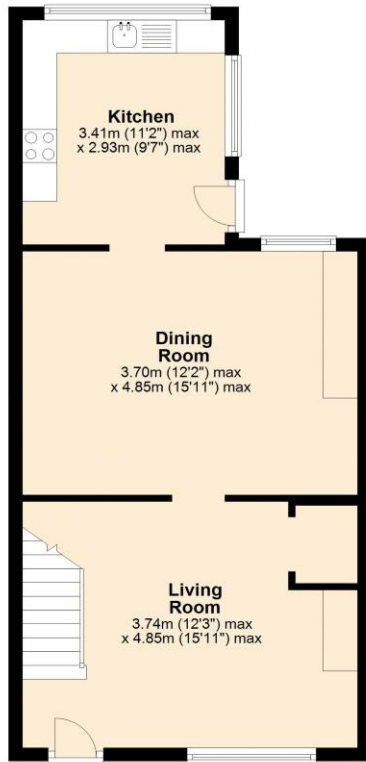
Score	Energy rating	Current	Potential
92+	A		99   A
81-91	B		
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



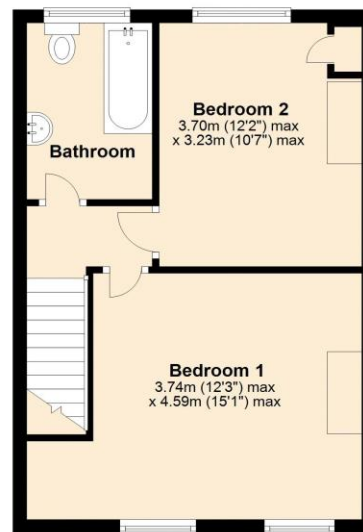


# Floorplan

Ground Floor



First Floor



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

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