



## Longridge, Winlaton, Tyne And Wear, NE21 4HE

**\*\*\*AVAILABLE NOW\*\*\*** Recently decorated spacious two bedroom house. This lovely property comprises of entrance hall, lounge, kitchen/dining room, utility room and W/C to the ground floor. To the first floor are two double bedrooms, both with built in storage, and a bathroom W/C. Externally the property has front and rear gardens. Parking available on street. Available immediately on an unfurnished basis. Viewing highly recommended. EPC rating D.



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

**Two Bedroom House**

**Recently Decorated**

**Unfurnished**

**Holding Deposit £178**

**EPC Rating D**

**£775 per month**

**Lounge** 16' 1" x 10' 5" (4.90m x 3.17m) max  
Feature fireplace.

**Kitchen/Diner** 19' 5" x 10' 0" (5.91m x 3.04m) max  
Kitchen area fitted with a range of wall and base units, integrated oven/hob, space for fridge/freezer (not included).

**Utility room** 14' 1" x 5' 11" (4.28m x 1.80m) max  
Cupboard, bench and sink. Space for freestanding washing machine (not included).

**Ground floor W/C** 5' 0" x 2' 9" (1.53m x 0.84m)  
Wash basin, W/C.

**Bedroom 1** 16' 2" x 9' 11" (4.92m x 3.01m)  
Built in storage cupboards.

**Bedroom 2** 12' 2" x 8' 10" (3.71m x 2.70m)  
Built in cupboard.

**Bathroom** 7' 0" x 5' 6" (2.14m x 1.67m)  
Bath with shower over, wash basin, W/C.

**Externally**

Lawned gardens to front and rear. Parking available on street.

**Additional information**

Council tax band A. EPC rating D. Minimum tenancy length 6 months.

**Holding deposit**

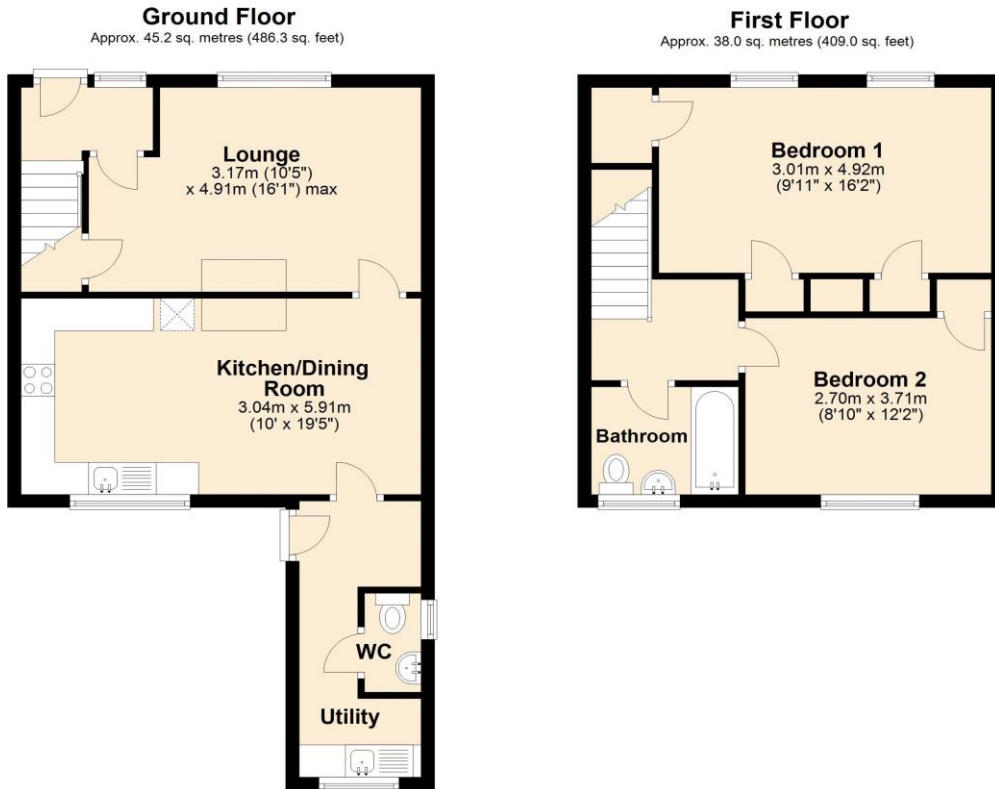
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



# Floorplan



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

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

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