





- Offered Unfurnished
- Popular Location
- Front & Rear Gardens
- Close to Transport Links
- Off-Street Parking
- Two Bedrooms
- Council Tax band \*B\*
- Local Amenities Nearby
- Available December
- Large Rear Garden





\*\* Video Tour on our YouTube Channel | <https://youtu.be/0ps6u5koUJQ>  
\*\*

This superb rental opportunity has arisen, available December and offered unfurnished and located within this popular development this two bedroom end terrace must be viewed.

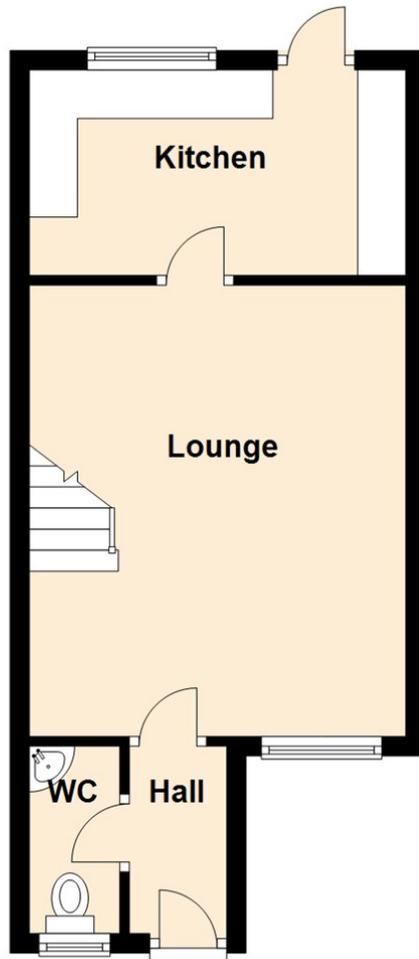
Close to local amenities good transport links and the Metro centre, the property briefly comprises:- entrance hall, lounge and breakfasting kitchen. To the first floor there are two bedrooms and a family bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the front and large garden to the rear.

Viewings come highly recommended. Please call 0191 487 0800 for more information.

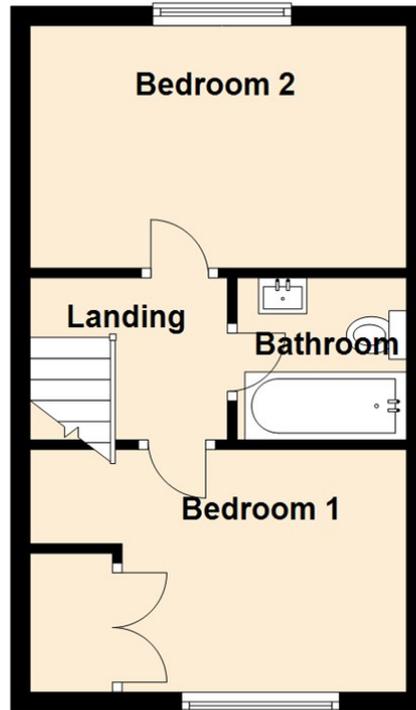
Council Tax band \*B\*.



## Ground Floor



## First Floor



Lounge 15'3" x 12'10" (4.65 x 3.93)

Kitchen 6'9" x 12'9" (2.08 x 3.90)

Bedroom One 8'2" x 12'10" (2.51 x 3.93)

Bedroom Two 8'3" x 12'10" (2.53 x 3.93)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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