



## Naylor Avenue, Winlaton Mill, Tyne And Wear, NE21 6SA

**\*\*\*AVAILABLE JANUARY\*\*\*** Fabulous three bedroom semi-detached house overlooking Derwent Walk Country Park. The property briefly comprises of entrance hallway, lounge with feature fireplace, dining room and kitchen to the ground floor. To the first floor there are three bedrooms, a white suite family bathroom. Externally there is a driveway leading to a garage, as well as a large garden, patio areas and views beyond to Derwent Walk. Easy access to shops, pubs, nature walks and transport links. Viewing essential! Available on an unfurnished basis. EPC Rating D.



**\*\*\*AVAILABLE JANUARY\*\*\***

**Three Bedrooms Semi**

**Large Garden**

**Driveway & Garage**

**Holding Deposit £196**

**EPC Rating D**

**Monthly Rental Of £850**

**Lounge** 13' 3" x 11' 2" (4.03m x 3.41m) max  
Bay window, feature fireplace.

**Dining Room** 13' 3" x 12' 4" (4.04m x 3.76m) max  
Feature fireplace, built in cupboard.

**Kitchen** 12' 4" x 5' 11" (3.75m x 1.81m)  
Fitted with a range of wall and base units, built in oven/hob, space for freestanding appliances (not included). Under stairs storage cupboard.

**Bedroom 1** 13' 1" x 9' 3" (3.99m x 2.81m) *excluding wardrobes*  
Built in wardrobes, bay window.

**Bedroom 2** 10' 6" x 10' 3" (3.21m x 3.13m)  
Fitted wardrobe.

**Bedroom 3** 7' 10" x 7' 7" (2.40m x 2.31m) max

**Bathroom** 11' 10" x 7' 8" (3.61m x 2.33m)  
A modernised white suite family bathroom featuring W/C, Wash Basin, Bath with overhead shower.

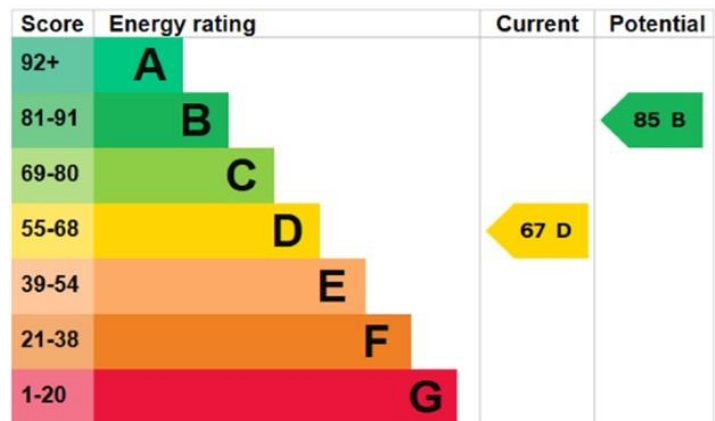
**Garage** 14' 5" x 9' 9" (4.39m x 2.96m) max

**Externally**  
Driveway leading to garage and small garden to front. Mature rear garden with lawn and patio areas and views beyond to Derwent Walk.

**Additional Information**  
Council tax band C. EPC Rating D. Minimum tenancy length 6 months. Holding deposit £196. Security deposit equivalent to 1 months rent. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

**Holding deposit**

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

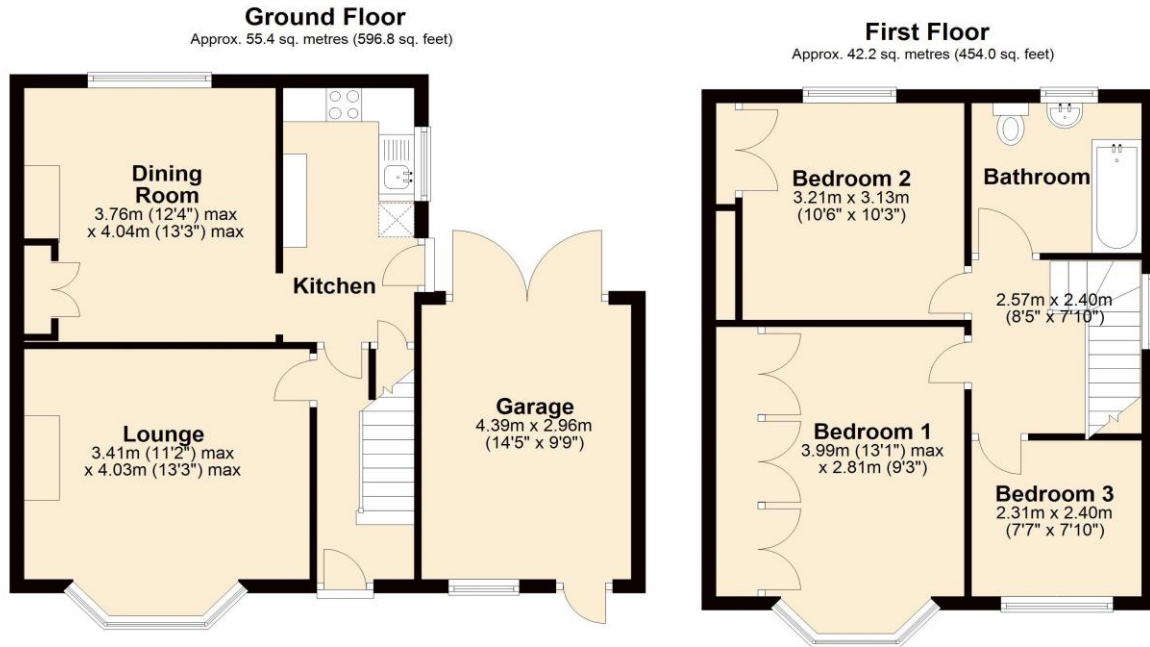


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# Floorplan



Total area: approx. 97.6 sq. metres (1050.8 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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