



## John Avenue, Greenside, Tyne And Wear, NE40 4RT

\*\*\*AVAILABLE NOW\*\*\* Living Local is pleased to welcome to the rental market, this lovely two bedroom semi detached home on John Avenue. To the ground floor there is a spacious 'L' shaped kitchen diner with pleasant outlook into the rear garden, separate lounge and downstairs bathroom. To the first floor there is two bedrooms and a white suite W/C. Externally there is a paved driveway and small garden to the front and enclosed lawn garden to the rear. This property is available now on an unfurnished basis. EPC Rating C.



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

Semi Detached Home

Two Bedrooms

Driveway

Holding Deposit £162

EPC Rating C

Monthly Rental Of £700

**Lounge** 11' 7" x 11' 1" (3.52m x 3.37m)

Features an electric fire and pleasant outlook to the front garden.

**Kitchen/Diner** 17' 5" x 14' 2" (5.31m x 4.33m)

'L' shaped open plan kitchen diner with built in wall and base units for storage.

**Bathroom** 9' 10" x 4' 11" (2.99m x 1.51m)

Features a white suite W/C, Wash Basin, Bath and overhead Shower.

**Bedroom 1** 14' 8" x 10' 0" (4.48m x 3.05m) Max**Bedroom 2** 7' 11" x 7' 10" (2.42m x 2.40m)**W/C** 6' 4" x 2' 11" (1.94m x 0.89m)

Features white suite W/C and Wash Basin.

**Externally**

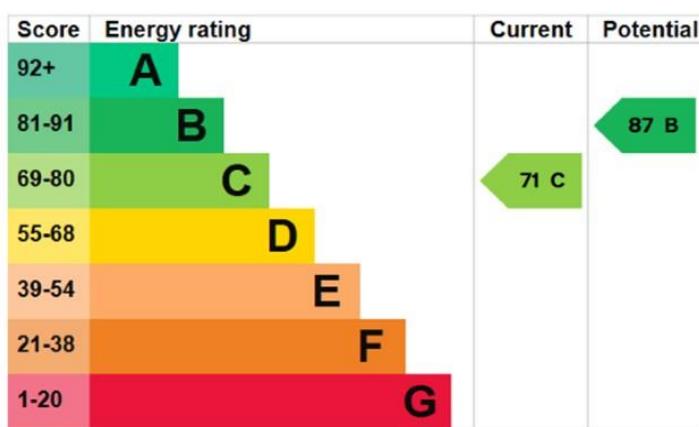
To the front of the property there is a patio driveway and small garden area with side gated access to the rear enclosed garden. The property is a short walk away from village bus stops and additional on street parking.

**Additional Information**

Council tax band A. EPC Rating C. Minimum tenancy length 6 months. Holding deposit £162. Security deposit equivalent to 1 months rent. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

**Holding Deposit**

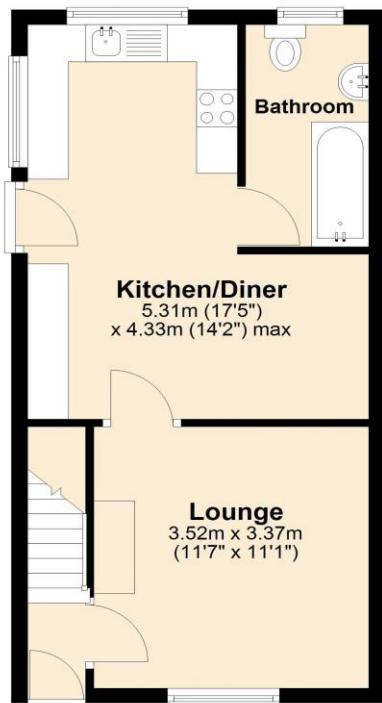
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

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

## Floorplan

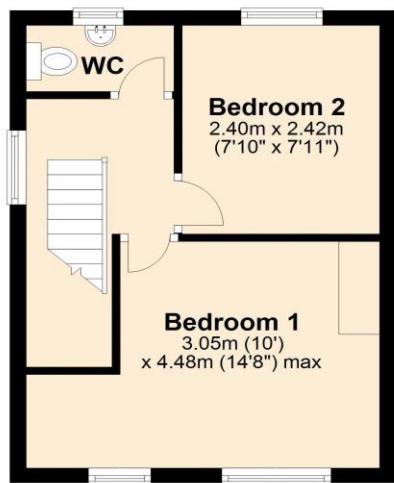
### Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



### First Floor

Approx. 24.9 sq. metres (268.4 sq. feet)



Total area: approx. 62.6 sq. metres (673.7 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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