



## **Theresa Street, Blaydon, Tyne And Wear, NE21 4QD**

A well presented two bedroom, stone terrace house in Blaydon, within easy access of local shops, amenities and transport links. The property comprises of a lounge and kitchen/diner to the ground floor. To the first floor, there are two bedrooms and a spacious family bathroom. Externally to the front, there is on street parking and an enclosed yard to the rear. A viewing is simply essential to appreciate the quality of home on offer. Available mid March on an unfurnished basis. EPC rating D.



**Mid Stone Terrace**

**Unfurnished**

**Two Bedrooms**

**Holding Deposit £166**

**Well Presented**

**EPC Rating D**

**£725 per month**

**Lounge** 15' 10" x 13' 6" (4.82m x 4.11m)  
Under stairs storage cupboard.

**Kitchen/Diner** 16' 1" x 9' 3" (4.90m x 2.83m) *Max*  
Fitted with a range of wall and base units for storage, freestanding cooker. Space for dining table (not included).

**Bedroom 1** 17' 3" x 9' 0" (5.25m x 2.74m) *Max*

**Bedroom 2** 10' 4" x 6' 4" (3.16m x 1.94m)

**Bathroom** 9' 7" x 6' 0" (2.92m x 1.82m)  
Bath, separate shower cubicle, wash basin, W/C.

**Externally**  
On street parking to the front and an enclosed yard to the rear. This home is within easy access of Blaydon Shopping Precinct and local amenities, schools and travel links.

**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)

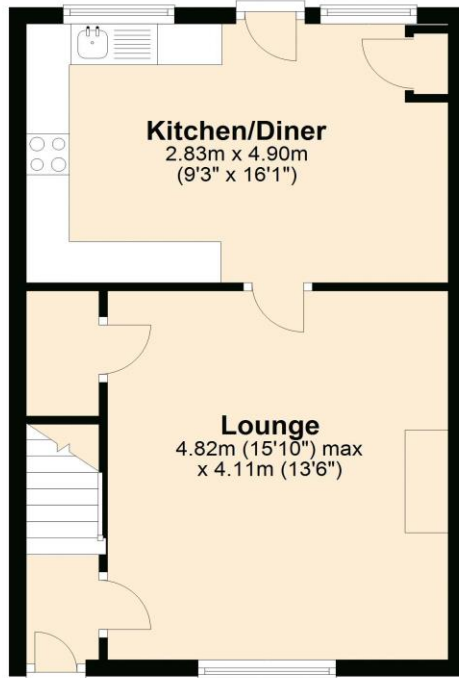
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



## Floorplan

### Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



### First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 68.0 sq. metres (732.1 sq. feet)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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