

To Rent

Whickham Avenue, Dunston, Dunston, NE11



£525 per month

3 bedroom Terraced

- ✓ Spacious Terraced House
- ✓ 3 Bedrooms
- ✓ Lounge & Dining Room
- ✓ Fitted Kitchen + Utility Area
- ✓ Front Garden & Rear Yard
- ✓ Popular / Convenient Location
- ✓ Unfurnished
- ✓ Available Beginning of November 2020



Description

PETER ROSS are pleased to offer for let this deceptively spacious three bedroom terraced house situated in the popular residential area of Whickham Avenue, Dunston. Benefitting from an alarm system, gas central heating and double glazing, it briefly comprises: entrance porch, entrance hallway, lounge, dining room, cloaks area, fitted kitchen, utility area, downstairs wc, stairs to the first floor, three bedrooms, and the family bathroom / wc. Externally there is a paved garden to the front and a yard to the rear with double doors allowing off-street parking if required. Ideally located for easy commuting between the Metro Centre and Newcastle and Gateshead City Centres via the A1 Western Bypass, this particular property is likely to appeal to a wide range of potential tenants. Available Beginning of November 2020 on an unfurnished basis, early viewings are strongly advised. Call 0191 4886080 for further information or to arrange your appointment to view.

Ground Floor

ENTRANCE PORCH - Front door to entrance, single glazed window to the front. Door leading to the entrance hallway.

ENTRANCE HALLWAY - Stairs to the first floor, gas central heating radiator. Door leading to the dining room.

DINING ROOM - 14' 11" x 11' 5" (4.56m x 3.5m) Double glazed window to the rear, gas central heating radiator, coving to the ceiling, telephone point. Open to the cloaks area and the lounge, door to the kitchen.

LOUNGE - 14' 11" x 11' 6" (4.56m x 3.51m) Double glazed bay window to the front, gas central heating radiator, feature fireplace, television point.

CLOAKS AREA - Double glazed window to the rear.

FITTED KITCHEN - 7' 8" x 4' 11" (2.35m x 1.51m) Double glazed window to the side, roll top work surfaces, fitted wall and base units, built-in electric oven with electric hob and extractor hood over, gas central heating radiator, drainer stainless steel sink unit with dual taps and tiled splashbacks, tiled flooring.

UTILITY AREA - 6' 9" x 6' 2" (2.06m x 1.88m) Double glazed window to the side, gas central heating radiator, plumbed for washer, UPVC door to external.

GROUND FLOOR WC - Double glazed window to the side, low level wc, tiled floor, cupboard housing boiler.

First Floor



DINING ROOM



UTILITY AREA



GROUND FLOOR WC



Bedroom One



Bedroom Two

FIRST FLOOR LANDING - Loft access. Doors leading to all three bedrooms and the family bathroom / wc.

BEDROOM ONE - 11' 9" x 11' 1" (3.6m x 3.4m) Double glazed window to the rear, gas central heating radiator.

BEDROOM TWO - 12' 6" x 10' 7" (3.82m x 3.25m) Double glazed window to the front, gas central heating radiator.

BEDROOM THREE - 8' 7" x 7' 3" (2.64m x 2.23m) Double glazed window to the front, gas central heating radiator.

FAMILY BATHROOM / WC - Double glazed window to the rear, low level wc, panelled bath with shower over, pedestal wash hand basin, gas central heating radiator, tiled walls, tiled flooring.

Exterior

EXTERNAL - Paved garden to the front. Yard to the rear with double doors enabling off-street parking if required.



Bedroom Two



Bedroom Three



Bathroom

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.