GORDON BROWN
SALES & LETTING









20 Helen Street, Blaydon-On-Tyne, NE21 4ER

£450 Per Calendar Month

*** NEW TO THE MARKET *** and available immediately on an unfurnished basis is this lovely stone built terrace property located on Helen Street. The property benefits from Gas central heating and double glazing. Accommodation briefly comprises - : Lounge with open plan staircase, modern fitted kitchen, ground floor bathroom/ w.c.., and two first floor bedrooms. Externally the home has a pedestrianised access to the front with open aspect and an enclosed rear yard. Early viewing is recommended to avoid disappointment.

Lounge
16'0" x 15'9" (4.88 x 4.82)




Lovely light and airy room with open plan staircase. Feature fire surround with gas fire inset. Laminated flooring. Radiator. Double glazed window overlooking the front aspect. Access through to kitchen.

Kitchen
10'9" x 7'4" (3.30 x 2.26)




Fitted with a modern range of floor and wall units with contrasting worktops, incorporating a single drainer sink unit with mixer tap. Integral oven with gas hob and extractor fitted above. Tiled splash backs. Double glazed window overlooking the rear yard. Wall mounted central heating boiler in housing. Radiator. Double glazed door provides access out into enclosed yard. Access to ground floor bathroom/w.c..

Accommodation to first floor



Landing with Access to two bedrooms. Double glazed window.

Bedroom One
9'4" x 7'8" (2.87 x 2.34)



Double glazed window overlooking the front elevation. Built in cupboard. Radiator.

Bedroom Two
9'5" x 8'5" (2.88 x 2.57)

Double glazed window overlooking the rear elevation. Radiator.

Externally



The home has an open aspect to the front with pedestrian access. To the rear there is an enclosed yard.

Agent Note
Holding Deposit:
To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit which is off-set against the first months rent. This one weeks rent will be taken to secure the property and will be held for 15 calendar days (unless otherwise expressly agreed) in order to complete all tenancy documents. This amount will be attributed to the first month's rent following the execution of all tenancy documents within the 15 calendar days of receipt of the holding deposit. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy

agreement (and/or Deed of Guarantee) within 15 Calendar days

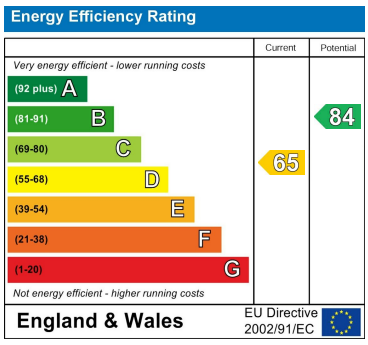
Upfront Costs:
1 Months rent upfront
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

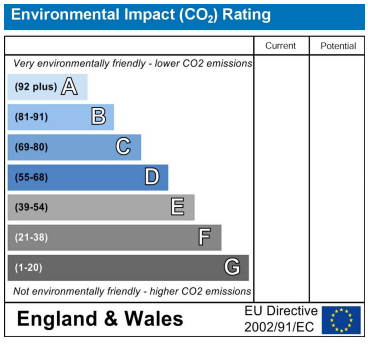
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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