



23 Berryhill Close, Blaydon-On-Tyne, NE21 5JW

£650 Per Calendar Month

****AVAILABLE NOW**** A lovely three bedroom end link house which is sure to appeal to a family or couple. The property has double glazing and gas central heating. The accommodation briefly comprises; entrance hallway, ground floor wc, lounge and an open plan kitchen with a dining area. Upstairs, a landing opens into three good sized bedrooms and a family bathroom with a four piece suite with a walk in shower. An enclosed garden is located to the rear. Viewing is highly recommended.

ENTRANCE HALLWAY

Access to the home is via a double glazed door. There is a radiator and a staircase leads to the first floor aspect. Internal doors opens into the lounge, dining kitchen and the ground floor wc. A storage cupboard is located beneath the stairs.

GROUND FLOOR WC

With a low level wc, wash hand basin and a double glazed window. The floor and walls are tiled.

LOUNGE

With coving fitted to the ceiling, there is a radiator and a double glazed bow window overlooks the rear aspect. The focal point to the room is the Adams style fireplace which is fitted with a hearth and recess with a fire fitted inset.

KITCHEN / DINING ROOM

The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. Built in appliances include a gas hob with an electric oven fitted below. Recesses have been provided for a washing machine and a fridge freezer unit. There is a useful pantry cupboard with double doors and a double glazed window overlooks the front aspect. The dining area has a double radiator and a set of double glazed French doors which opens out into the rear garden.

FIRST FLOOR

BEDROOM ONE

With an extensive range of fitted wardrobes. There is a radiator and a double glazed window.

BEDROOM TWO

With a radiator, double glazed window and a spotlights which are fitted into the ceiling.

BEDROOM THREE

With a radiator and a double glazed window. There is also a bulkhead storage cupboard.

BATHROOM/WC

With a white suite which briefly comprises; panelled bath, walk in shower unit with a shower inset, wash hand basin and a low level wc. The walls are tiled and there is a chrome towel rail.

EXTERNAL

At the front of the home there is an open plan lawned garden. The rear garden is enclosed and mainly paved for low maintenance.

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

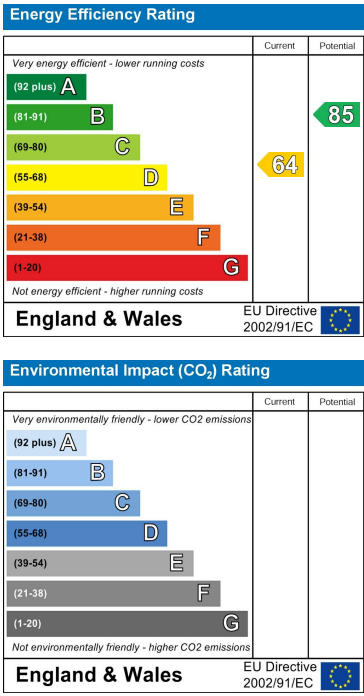
1 Months rent amount as a damage deposit to be held in a Government approved deposit scheme

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.