



28 Polmaise Street, Blaydon-On-Tyne, NE21 4DB

£725

***** AVAILABLE IMMEDIATELY ***** on an unfurnished basis and recently re-decorated throughout is this well presented two bedroom, terraced house in situated on the ever popular Polmaise Street which is ideally located being close to local amenities and transport links. The property briefly comprises of; entrance hallway, lounge with feature fire, dining room and kitchen. To the first floor you will find two well proportioned bedrooms and the family bathroom. Externally there is on-street parking available and a rear yard. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Accessed through a UPVC door, access doors to the lounge and dining room, stairs leading to the first floor.

Lounge

Bright and airy lounge with a UPVC window overlooking the front aspect and a gas central heating radiator.

Dining Room

Lovely large dining room leading to the kitchen area, gas central heating radiator and two large storage cupboards.

Kitchen

Fitted with a range of modern wall and base units, integrated oven hob and extractor fan, free standing washing machine and fridge freezer and access door to the rear yard.

Main Bedroom

With a UPVC window overlooking the front aspect, gas central heating radiator and built in wardrobes/storage cupboards.

Bedroom Two

With a UPVC window overlooking the rear aspect and a gas central heating radiator.

Family Bathroom

Fantastic family bathroom with a standalone bath, separate shower cubicle, low level WC and wash hand basin which is fitted into a handy vanity unit.

External Areas

To the front there is a lawned area with a small yard to the rear.

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



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.

Energy Efficiency Graph

