



Nightingale Lodge Sheffield Road, Blyth, South Yorkshire, S81 8HF

**£900 Per Calendar Month**

Viewing is highly recommended on this recently refurbished property, available to rent in the quaint village of Blyth. The area is perfect for access to a vast range of local amenities and attractions. Excellent for transport links to the A1m motorway and bus routes are accessible. The property itself has been fully decorated throughout and a new kitchen. Deposit replacement scheme available ask for further information. Call us today to arrange a viewing.

**Entrance Hall 16'7" x 4'11" (5.08 x 1.51)**



A lovely entrance in this beautifully presented property, with doors to all rooms. This area also offers storage cupboards. Newly decorated and new carpet.

**Lounge 19'2" x 10'10" (5.85 x 3.32)**



This spacious lounge is open plan into the dining area offering a side facing UPVC double glazed window, the focal point being the fire place with surround and gas fire. Parquet flooring and new decoration.

**Dining area 8'1" x 12'9" (2.47 x 3.91)**



L shape from the lounge with rear facing patio doors to the conservatory, newly decorated and Parquet flooring.

**Conservatory 20'3" x 7'1" (6.19 x 2.17)**



A spacious extra room overlooking the garden. Side and rear facing UPVC double glazed windows and an external door to steps onto the patio.

**Kitchen 12'3" x 9'11" (3.75 x 3.03)**



Offering a brand new range of wall and base units, with new oven and hob, space for washing machine, fridge freezers and external door leading to the side elevation with access to the garden.

**Bedroom One 12'3" x 10'9" (3.75 x 3.30)**



With front facing UPVC double glazed window, fitted wardrobes and central heating radiator, newly decorated and new carpet.

**Bedroom Two 10'4" x 10'2" (3.17 x 3.10)**



Offer a front facing UPVC double glazed window and central heating radiator, new decoration and carpet.

## Bathroom 7'3" x 8'0" (2.21 x 2.44)



With an obscure UPVC double glazed window. A pedestal basin, and low flush W/C. Shower over bath and ladder style radiator.

## Outside



To the front of the property is parking for three vehicles. To the side of the property is a single garage that has an electric door and power. Round the back of this great property is a large enclosed garden with patio area and brick outbuilding, This space is excellent for summer evenings to relax.

## Tenancy Information

Rent: £900

Bond: £1038 or Deposit replacement scheme

Holding deposit: £207.00

Council tax band: C

EPC rating: D

Parking: Off street parking

Property type: Bungalow

Mobile/broadband coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage -

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Flooding: LOW - All tenants are advised to visit the Government website to gain information on flood risk -

<https://check-for-flooding.service.gov.uk/find-location>

Coal mining area: All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining -

<https://www.groundstability.com/public/web/home.xhtml>

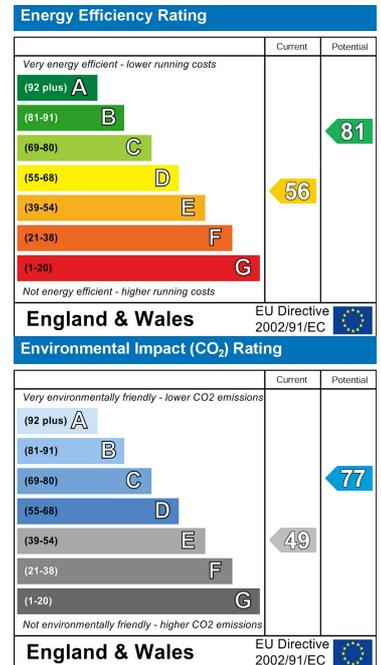
## Floor Plan



## Area Map



## Energy Efficiency Graph



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