

# BRUNTON

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## RESIDENTIAL



**MONKS WOOD, NORTH SHIELDS**

**£995 PCM**



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**360 VIRTUAL TOUR - AVAILABLE NOW - 2 BED SEMI-DETACHED HOME - GARAGE - RENT  
£995pcm.**

2-bed semi-detached house available on an unfurnished basis in the Popular location on Monks Wood, Preston. Close to local shops and access to A19, Coast Road and The Fish Quay. The property briefly comprises of an entrance porch, living room, kitchen/diner, stairs to the first floor, family bathroom, and two double bedrooms. Externally there is a large garden to the rear and a single garage to the front with a driveway suitable for 2 vehicles.



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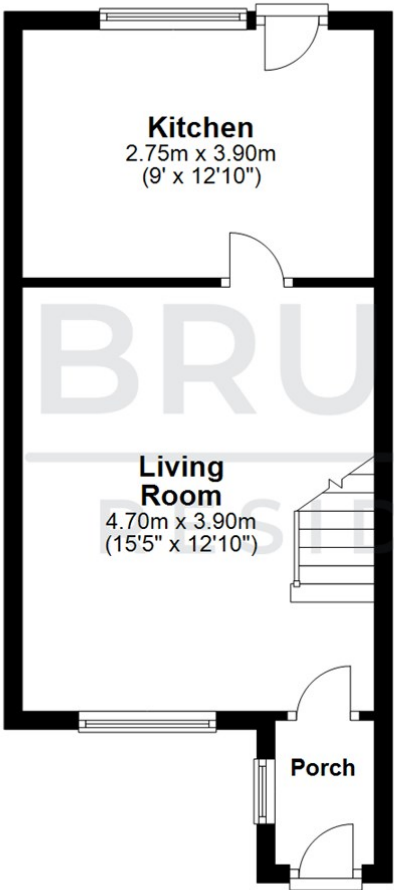


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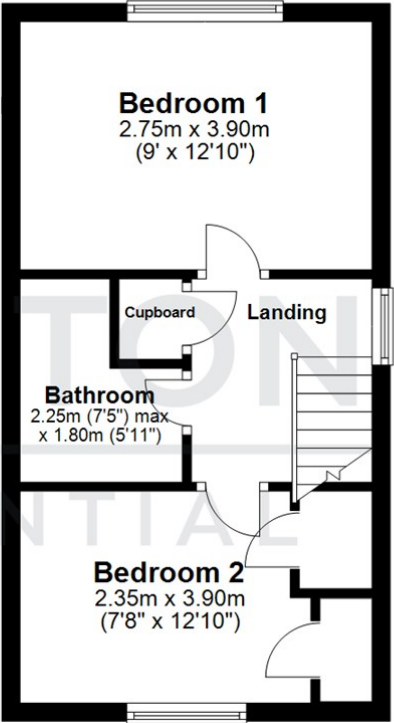
### Ground Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



### First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

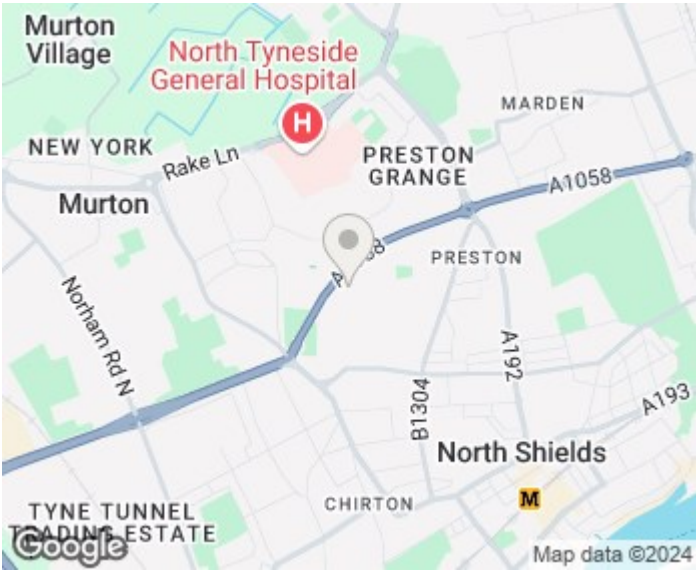
TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : D

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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