



House - Townhouse (EPC Rating: )

**97 HUTTON ROW, SOUTH SHIELDS, TYNE &  
WEAR, NE33 3PB  
PCM**

**£900 PCM**

**TLG** | The Letting Group  
Lettings | Management | Repossession

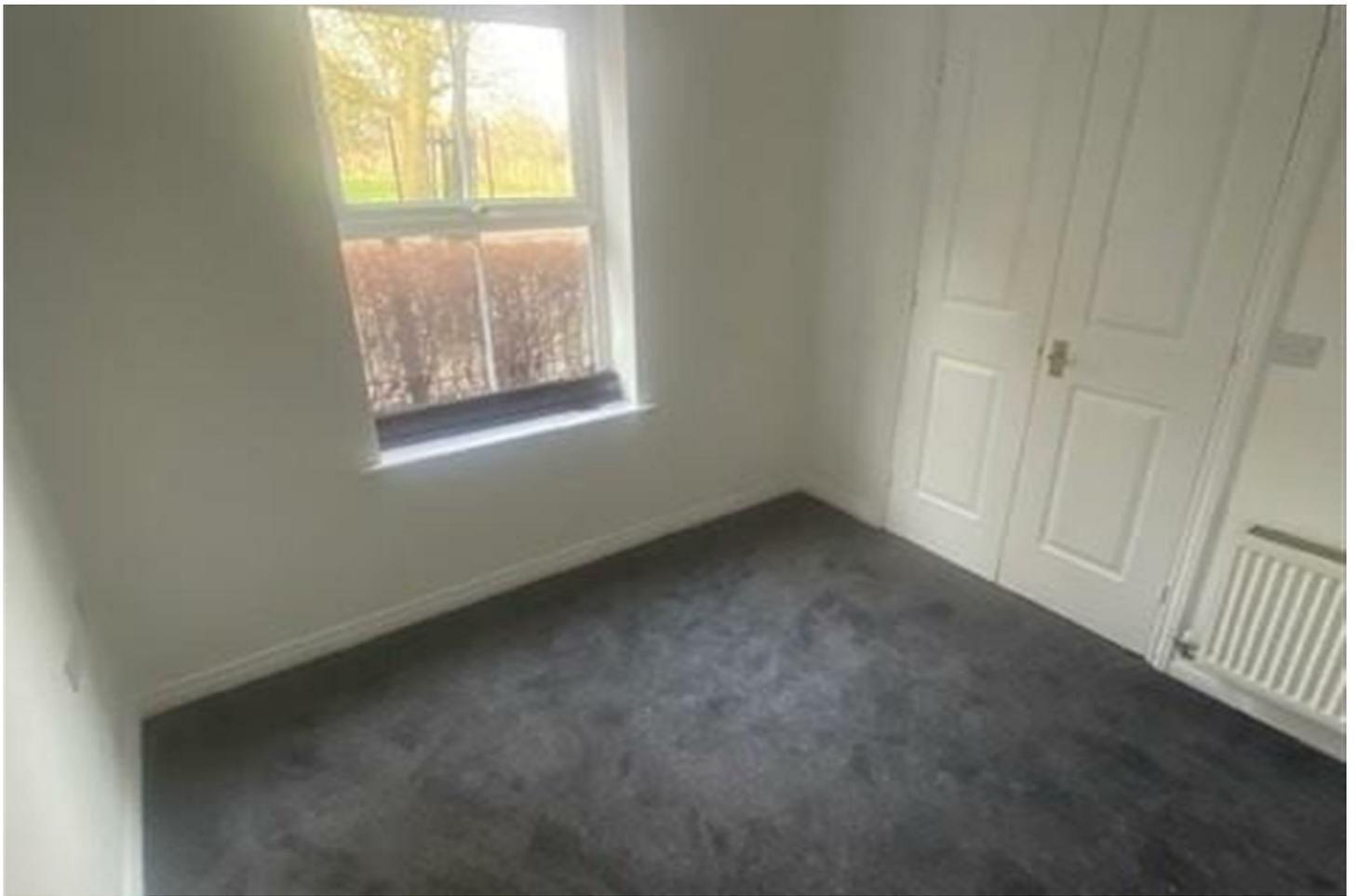


# 3 Bedroom House - Townhouse located in Tyne & Wear

Three bedroom house which is in the quiet and exclusive location at Westoe Crown Village. The home benefits from a lounge with French doors opening to the garden, a fully fitted kitchen, utility room, dining room and ground floor cloakroom. To the first floor is the master bedroom with ensuite shower room, two further double bedrooms and family bathroom.

Internal Viewing is highly recommended.

EPC Rating C  
Deposit Amount £1035  
Long Term Tenancy  
Council Tax Band C



SOUTH SHIELDS | 40 DEAN ROAD, SOUTH SHIELDS, TYNE & WEAR, NE33 4DZ

Council Tax Band

C

Energy Performance Graph

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

Call us on

0191 497 5333

[stephanie.lunn@thelettinggroup.com](mailto:stephanie.lunn@thelettinggroup.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.