



**\*\*AVAILABLE JUNE 2024\*\***

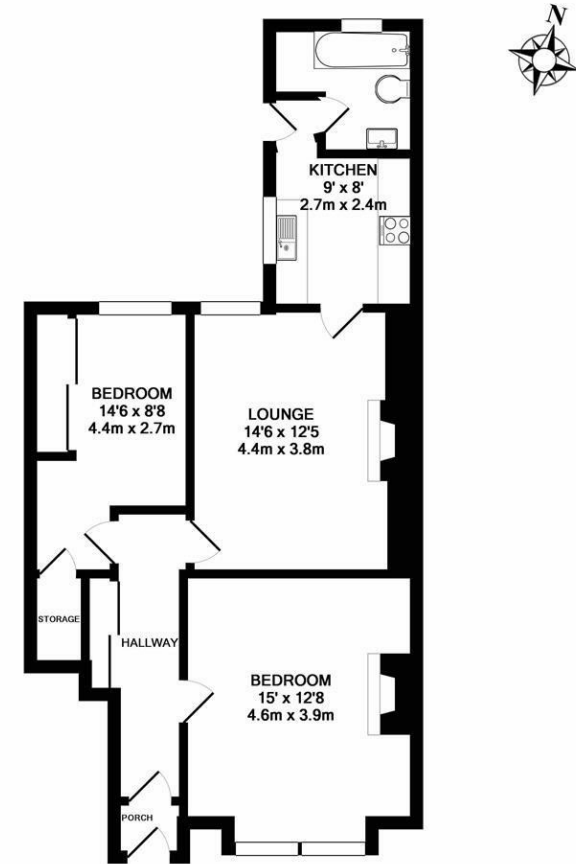
**\*\*FANTASTIC LOCATION\*\***

**\*\*FURNISHED\*\*** A smart and spacious ground floor Tyneside style flat, located only a short walk from Longbenton Metro station, HMRC Ministry building, good schools and a choice of shops! A great property that would be ideal for professional sharers and is not to be missed!



The accommodation briefly comprises an entrance porch/ hallway with sliding door storage cupboard; large double bedroom to the front with bay window; a second double bedroom to the rear with ample fitted wardrobe space. There is a lounge central to the property with laminate wood flooring, furnished with two sofas plus dining table & chairs. To the rear off shoot there is a modern fitted kitchen with appliances, as well a recently installed, fully tiled shower room WC. Externally there is a private yard to the rear and on street permit parking to the front. Fully furnished to a good standard, with gas central heating and double glazed windows throughout.

Available 21st June 2024 | £750pcm | 694 Sq. ft (64.5 m<sup>2</sup>) | Ground Floor Tyneside Flat | Furnished | Lounge | Kitchen | Shower Room WC | Two Double Bedrooms | Good Storage Space | Private Rear Yard | Permit Parking | GCH & DG | Excellent Location | Council Tax Band: A | EPC Rating: D



TOTAL APPROX. FLOOR AREA 694 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**£750 PCM**

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