



****AVAILABLE AUGUST 2024****

****UNFURNISHED**** An inviting and homely ground floor Tyneside style flat, found on Lavender Gardens in West Jesmond. Very conveniently located close to shops and restaurants of popular Brentwood Avenue, as well as only being a stone's throw to West Jesmond Metro station! A lovely property, ideal for a professional couple.

The accommodation briefly comprises an entrance porch leading to entrance hallway; master double bedroom to the front with bay window, wood flooring and stunning feature fireplace; second bedroom to the rear, a comfortable double which could also double as a study if preferred; lounge central to the property with fitted storage cupboards, wood flooring and feature fireplace; modern fitted kitchen with appliances; stylish bathroom WC with tiled flooring. Full of period features and in an exceptional location, externally there is a yard to the rear and on street permit parking to the front.

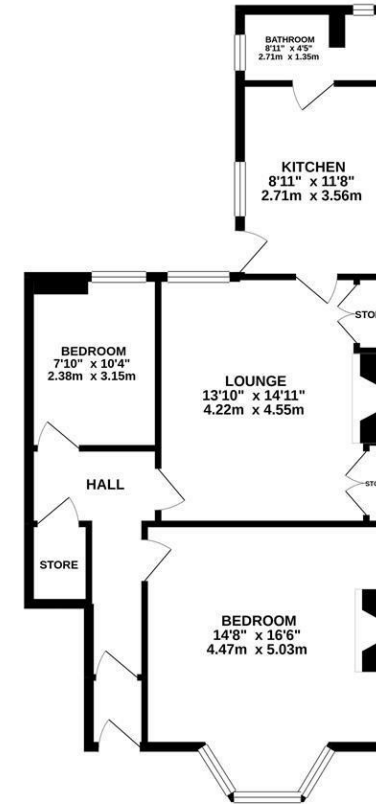
Available on an unfurnished basis, with gas central heating and double glazed windows.

Available 21st August 2024 | £975pcm | Ground Floor Tyneside Flat | Excellent Location | Unfurnished | 721 Sq. ft (67m²) | Lounge | Modern Kitchen | Two Double Bedrooms | Bathroom WC | Well Presented | Rear Yard | On Street Permit Parking | Original Features | Close To West Jesmond Metro Station | Close To Choice Of Shops

£975 PCM

& Restaurants | DG & GCH | Council Tax Band: B | EPC Rating: C

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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