



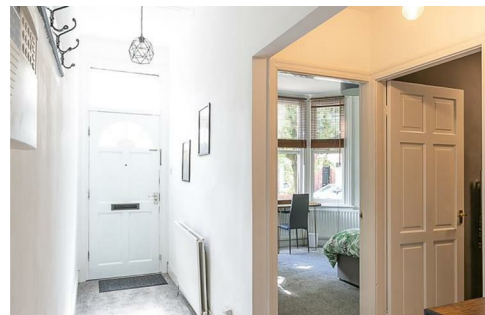
****AVAILABLE NOVEMBER 2024****

****FURNISHED**** A fantastic ground floor Tyneside flat, recently refurbished to a very high standard, located on Helmsley Road in the ever-popular suburb of Sandyford. Situated next to a choice of local cafes, restaurants & shops, as well as being in close proximity to Newcastle City Centre as well as the nightlife & shopping facilities of Jesmond. A very smart and stylish property, not to be missed!

The internal accommodation briefly comprises; entrance hallway; bedroom one to the front, a comfortable double with bay window; bedroom two to the rear, also a double with separate store cupboard; a plush shower room WC, fully tiled with step in shower cubicle; spacious lounge/diner with built in storage cupboard and a wall mounted 65" flatscreen TV; bespoke fitted kitchen, very modern with appliances including fridge freezer, electric oven & hob and a washer/dryer. Externally there is a large shared yard to the rear and on street permit parking to the front.

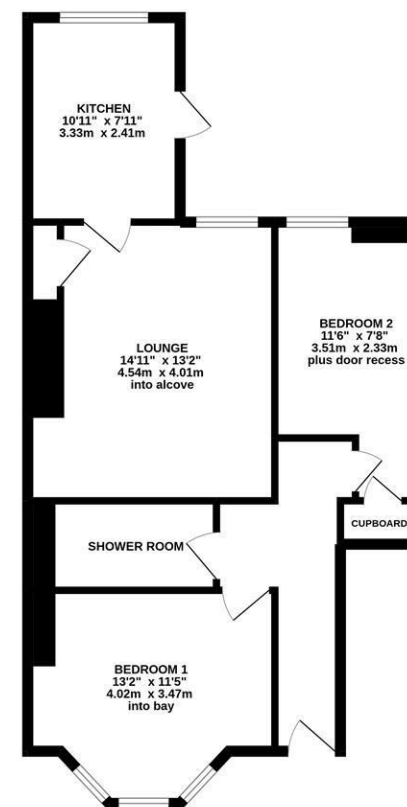
Immaculately presented throughout, with gas central heating and double glazed windows, this brilliant property is ideal for either a professional couple or professional sharers alike.

Available 1st November 2024 | £1,200pcm
| Furnished | Ground Floor Tyneside Flat |
626 Sq ft (58.2m2) | Two Double Bedrooms



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

| Lounge | Modern Fitted Kitchen With Appliances | Plush Shower Room WC | Shared Rear Yard | Permit Parking | GCH & DG | Council Tax Band: A | EPC: D



TOTAL FLOOR AREA : 626 sq.ft. (58.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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£1,200 PCM

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