





**\*\*AVAILABLE IMMEDIATELY\*\***

**\*\*UNFURNISHED\*\* \*\*NEWLY REDECORATED THROUGHOUT\*\*** Ideally positioned within close proximity to Ilford Road Metro Station as well as a choice of local shops & cafe's. This is a delightful, two bedroom, ground floor 'Tyneside' flat with period features and a west-backing private rear yard. Ideal for professionals, a superb residence not to be missed!

The accommodation briefly comprises; entrance lobby through to hallway; bedroom one to the front with bay window, ceiling rose and two fitted wardrobes; bedroom two to the rear with fitted wardrobes; lounge central to the property, with alcove storage and UPVC French doors leading to rear yard; bespoke fitted kitchen, recently refurbished with wall & base units, spot-lighting and a full compliment of appliances; plush shower room WC in the rear off-shoot, fully tiled with step in shower and fitted cupboard. Externally there is a private west-backing yard to the rear and ample on street parking to the front.

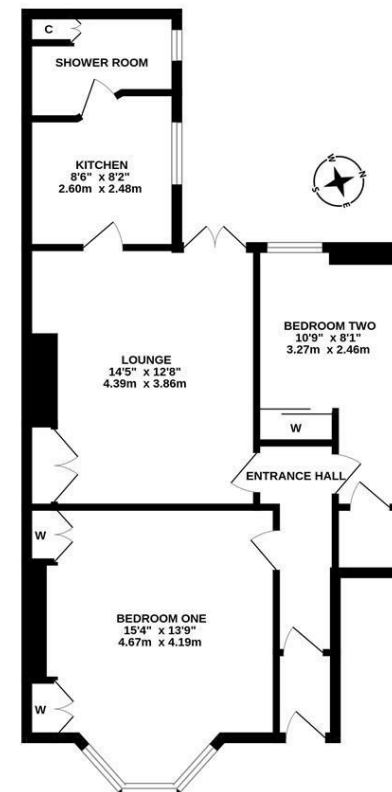
With original wood flooring, period features, gas central heating and fully double glazed windows.

Available Immediately | £1,250pcm | Unfurnished  
| Newly Redecorated Throughout | Ground Floor  
'Tyneside' Flat | 633 Sq. ft (58.8 m<sup>2</sup>) | Two  
Bedrooms | Lounge | Refitted Kitchen | Shower  
Room WC | West Facing Private Yard | Period  
Features | GCH & DG | Great Location |  
Council Tax Band: B | EPC Rating: C

**£1,250 PCM**



GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 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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**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

