



****AVAILABLE JULY 2025** **FURNISHED****

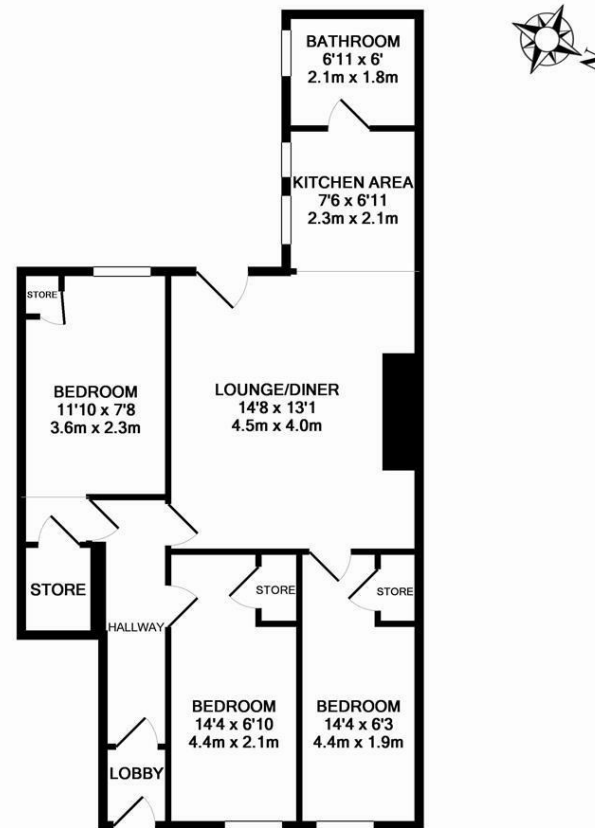
****LICENSED FOR THREE SHARERS**** Well presented three bedroom ground floor 'Tyneside' flat ideally located on Stratford Road, Heaton. Stratford Road is brilliantly placed to give access to the amenities and transport links of Warwick Street, with the cafe's and restaurants of Heaton Road and the delightful Heaton Park just a short walk away.

The accommodation briefly comprises an entrance lobby through to entrance hall; fantastic open-plan reception space with both lounge area and modern fitted kitchen with appliances; three similar sized double bedrooms; smart bathroom WC and a private west backing rear yard. With gas central heating, double glazing throughout and on street parking to the front. The property is also to be fully redecorated in summer 2025.

Available to rent by three individuals, ideal for a group of professional or post-graduate sharers.

Available 29th July 2025 | £1,500pcm | Ground Floor 'Tyneside' Flat | Three Double Bedrooms | 639 Sq. Ft (59.4 m2) | Available To Three Sharers | Furnished | Well Presented Throughout | Open Plan Lounge/ Kitchen | Bathroom WC | Private Rear Yard | Great Location | On Street Parking | GCH & DG | Council Tax Band: A | EPC Rating: C

£1,500 PCM



TOTAL APPROX. FLOOR AREA 639 SQ.FT. (59.4 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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