



****AVAILABLE DECEMBER 2025****

****FURNISHED** **STYLISH GROUND FLOOR FLAT**** A superb, well presented ground floor tyneside flat ideally located on Amble Grove in ever popular Sandyford. Amble Grove, positioned within striking distance to Jesmond Dene, several local shops, cafe's and restaurants within Sandyford itself and also within close proximity to both Heaton and Newcastle City Centre.

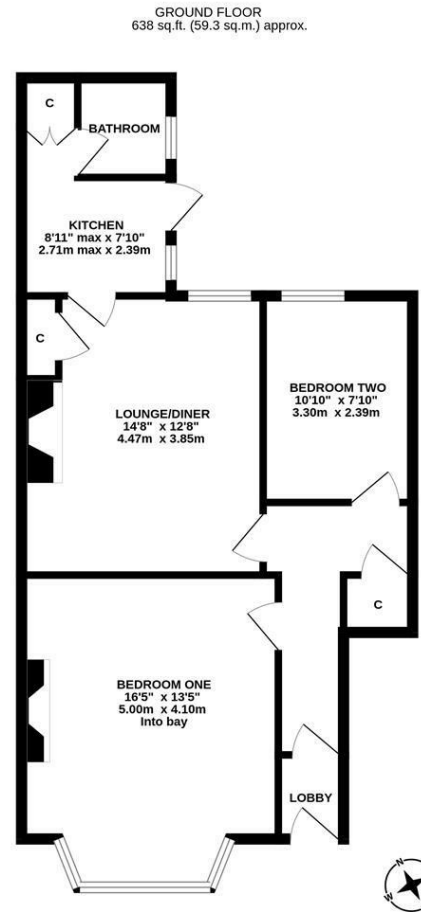


Tastefully furnished throughout the accommodation briefly comprises; entrance lobby through to entrance hall with under-stairs storage cupboard; lounge diner with ornamental feature fireplace and alcove storage; modern kitchen with fitted units, work surfaces, appliances, storage cupboard and side door access to the yard; bathroom WC complete with three piece suite; two bedrooms, bedroom one a large double to the front with walk in bay, ornamental feature fireplace, cornice and decorative ceiling rose. Bedroom two measuring 10ft, could alternatively be utilised as a study or guest room if preferred. Externally, a private rear yard with wall boundaries and gated access to the rear service lane. Ideal for a professional couple, this delightful flat also boasts gas central heating and double glazed windows, not to be missed!

Available 15th December 2025 | £1,100pcm | Ground Floor 'Tyneside' Flat | Two Bedrooms | 638 Sq ft (59.3m²) | Lounge/Diner | Modern Kitchen | Bathroom WC | Private Rear Yard | Well Presented | DG & GCH | Furnished | Superb Location | Permit Parking | Council Tax Band: A | EPC Rating: C

£1,100 PCM

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.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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 is given as to their operability or efficiency can be given.
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