



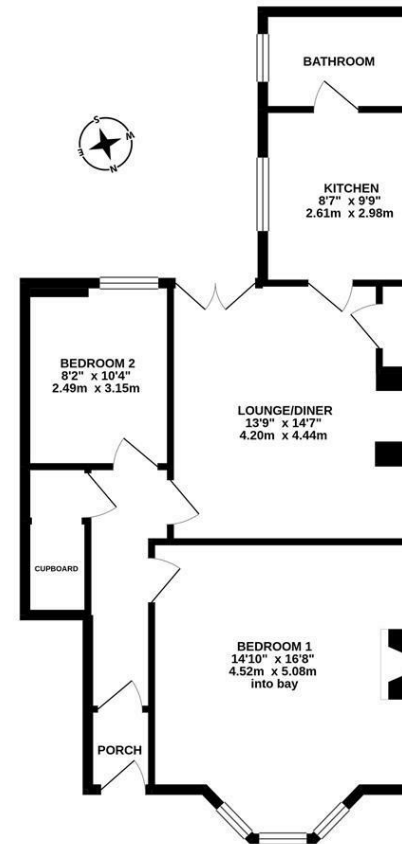
****AVAILABLE AUGUST 2026** **175pppw****
****FURNISHED**** Well Presented Two Bedroom Ground Floor Flat with Generous South-Facing Rear Yard! This delightful two bedroom lower 'Tyneside' flat is ideally located on Hazelwood Avenue, Jesmond. Hazelwood Avenue is perfectly placed to give access to all Jesmond has to offer including the shops, bars and restaurants whilst also only being a short walk to West Jesmond Metro Station providing easy access into Newcastle City Centre and beyond.



GROUND FLOOR
 727 sq.ft. (67.5 sq.m.) approx.

The internal accommodation briefly comprises: Entrance porch through to entrance hall with under-stairs storage cupboard; lounge diner with exposed brickwork, fitted alcove storage and French doors leading out to the private rear yard; kitchen with fitted units, work surface and exposed brickwork; bathroom with three piece suite and spot lighting; two bedrooms, bedroom one with walk in bay and feature fireplace. Externally, a delightful south facing yard, laid to gravel with fence and wall boundaries and gated access to the rear service lane.

Available 28th August 2026 | £175pppw/
 £1,516.66pcm | Furnished | Ground Floor
 'Tyneside' Flat | 727 Sq ft (67.5m2) | Two
 Bedrooms | Lounge/Diner | Kitchen | Bathroom
 WC | Private South Facing Rear Yard | GCH |
 Student Property | Council Tax Band: B | EPC
 Rating: D



TOTAL FLOOR AREA: 727 sq.ft. (67.5 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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£1,516 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.

