



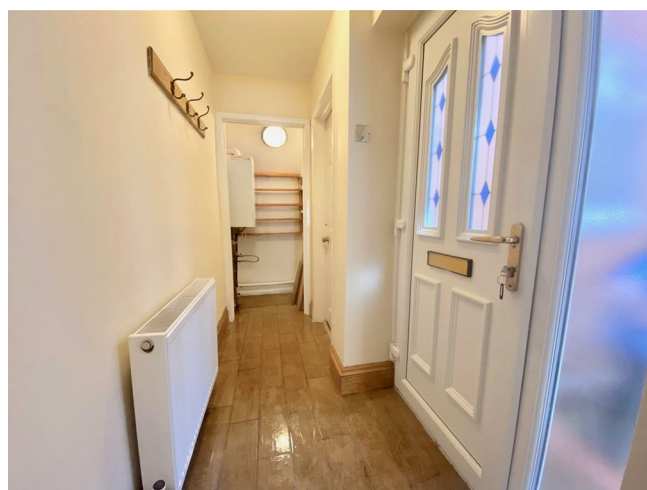
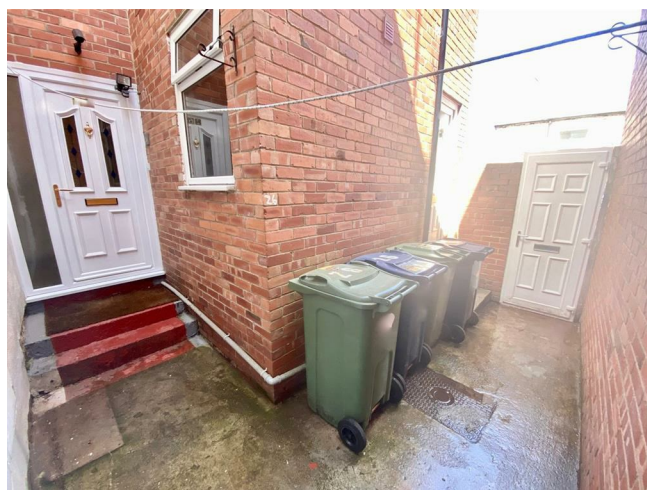
26 West Street, Whickham, Newcastle Upon Tyne, NE16 4AN

£745 Per Calendar Month



## Key features

- GROUND FLOOR FLAT
- TWO SPACIOUS BEDROOMS
- LOUNGE WITH FEATURE FIREPLACE
- LARGE FITTED KITCHEN
- SHARED REAR YARD
- ON STREET PARKING
- UPVC DOUBLE GLAZING
- GREAT LOCATION
- GOOD TRANSPORT LINKS
- AVAILABLE JUNE 2025



## Description

Nestled in the charming area of Whickham, Newcastle Upon Tyne, this delightful flat on West Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both functional and stylish. The flat features a well-appointed bathroom, ensuring that your daily routines are met with ease and comfort.

The location of this property is particularly appealing, as Whickham boasts a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to Newcastle city centre, making it an excellent choice for those who wish to enjoy the hustle and bustle of city life while returning to a tranquil home environment.





#### ENTRANCE HALL

The entrance hall has neutral modern decor, with magnolia painted walls and storage cupboard housing the boiler

#### LOUNGE

15'8 x 10'3

The lounge is spacious and well presented, with grey painted walls and laminate flooring. The lounge benefits from feature fireplace with brick surround, a central heating radiator to wall and white UPVC double glazed window.

#### KITCHEN

16 x 8'8

The kitchen comprises of wood effect wall and floor units with round chrome handles and dark countertops and plumbing for automatic washing machine. With white tiles to backsplash area and hardwood flooring, the kitchen is well presented. There is a white UPVC double glazed window above stainless steel sink with hot and cold mixer tap.

#### BEDROOM ONE

16'2 x 7'2

Located to the rear of the property with white painted walls, grey carpet. Benefits from white UPVC double glazed windows allowing for plenty of natural light and a central heating radiator.

#### BEDROOM TWO

15'5 x 7'1

Located to the front of the property warmed with a gas central heating radiator to wall and a white UPVC double glazed window with vertical blinds.

#### BATHROOM

7'5 x 6'11

White modern suite comprising of a panelled bath with thermostatic shower, low level w.c, pedestal wash basin, central heating radiator, UPVC window and black sparkle UPVC cladding to the walls.











#### EXTERNAL

On street parking to the front and a small shared yard is located to the rear.

#### DISCLAIMER LETTINGS

WE REQUIRE

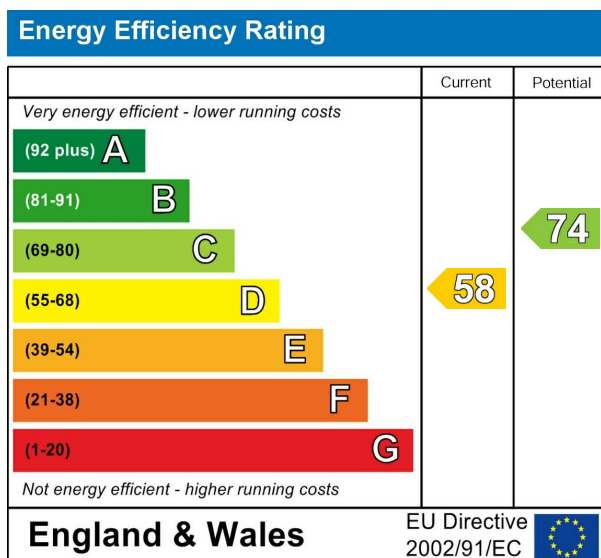
Two months rent in advance = £1490

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.

#### Summary

A beautifully appointed unfurnished two bedroom ground floor flat situated on West Street, Whickham. The property comes warmed via gas central heating and benefits from double glazing. The internal living space briefly comprises:- entrance lobby, lounge, fitted kitchen, two bedrooms and a bathroom/wc with modern white suite. Externally, a small shared yard is located to the rear. Enjoying convenient access to the wide range of amenities and facilities Whickham has to offer with further amenities being offered within Team Valley and the Metro Centre. Transport routes and services provide excellent links to the surrounding areas. .



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