



FOLLOW  **LLS**

50 Thistleberry Avenue, Newcastle - ST5 2LT
£850 PCM / £980.00 Deposit

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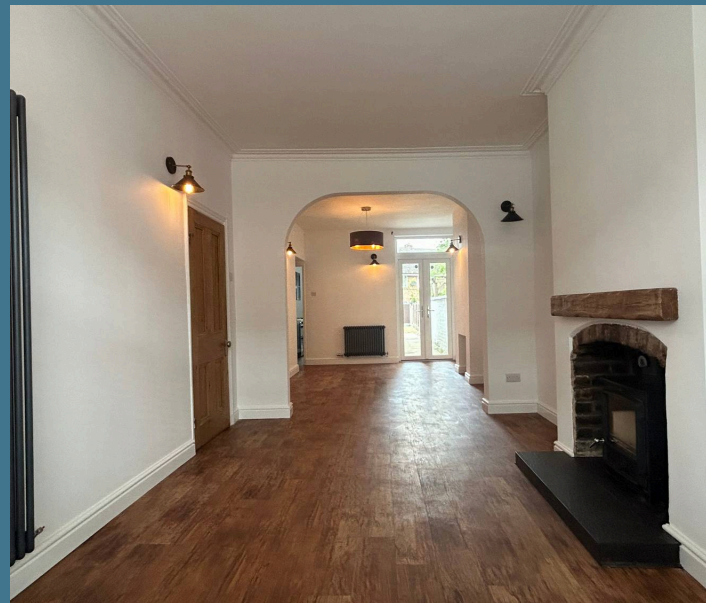
Newcastle, Newcastle

- Two Bedroom Terraced House
- Immaculately Presented
- Large Garden to Rear
- Open Plan Living Room
- Modern Kitchen & Bathroom
- Convenient Location
- Available Immediately

This handsome traditional terraced house is in an excellent and convenient location within walking distance of Newcastle town centre, with attractive frontage featuring a walled forecourt, ornate feature brickwork and stone sills and lintels. To the rear of the house is a good-sized garden with seating area and lawn beyond, as well as a timber garden shed. There is also pedestrian access to the rear.

Internally the property is beautifully presented with contemporary décor and light fittings and modern kitchen and bathroom. The house is entered via a reception hall with stairs leading to the first floor, two reception rooms have been opened to create one large open plan living space, oak effect flooring and a bay window to the front elevation. Beyond this the kitchen is fitted with navy blue units with solid wood worktops and leads onto a garden room which overlooks the rear garden. Appliances in the kitchen include a range cooker, washing machine and dish washer.

To the first floor there is a stunning modern bathroom with free-standing bath, large glazed shower cubicle and vanity wash bowl, marble effect wall panelling all around along with fitted back lit Bluetooth mirror. Two double bedrooms, one to the front and one to the rear complete the accommodation.





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Immediate local amenities include the Tesco Express on Keele Road and the Thistleberry pub, with Newcastle high street less than a mile away, providing a variety of high street and specialist stores along with a number of supermarkets with central bus station.

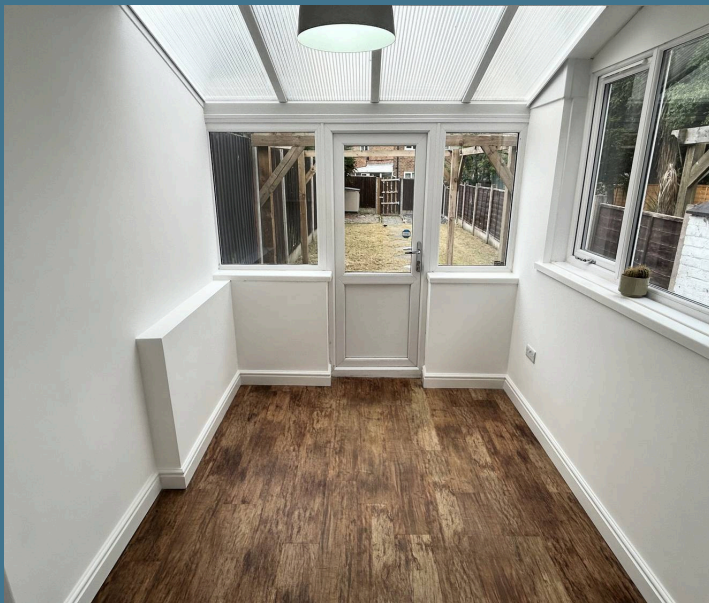
Please note that the wood burning stove in the living room is not currently in use.

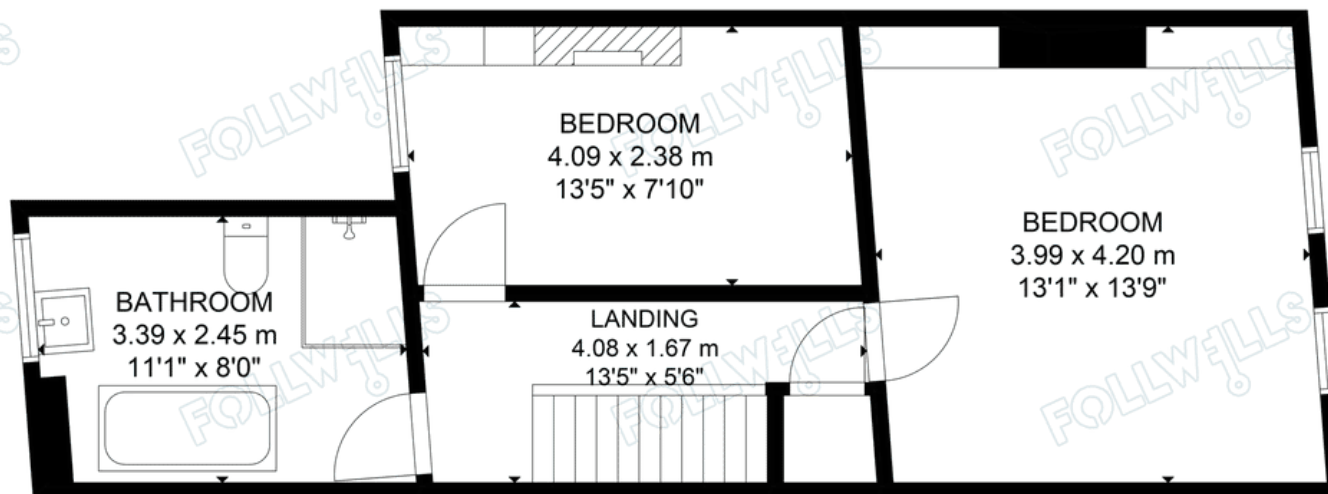
The property has recently undergone renovation to include redecoration, Electrical works and a new roof.

Application Process - A pre-application process is carried out on all applicants expressing an interest in the property. There is no charge for this. It is carried out to provide information to the Landlord of prospective tenants.

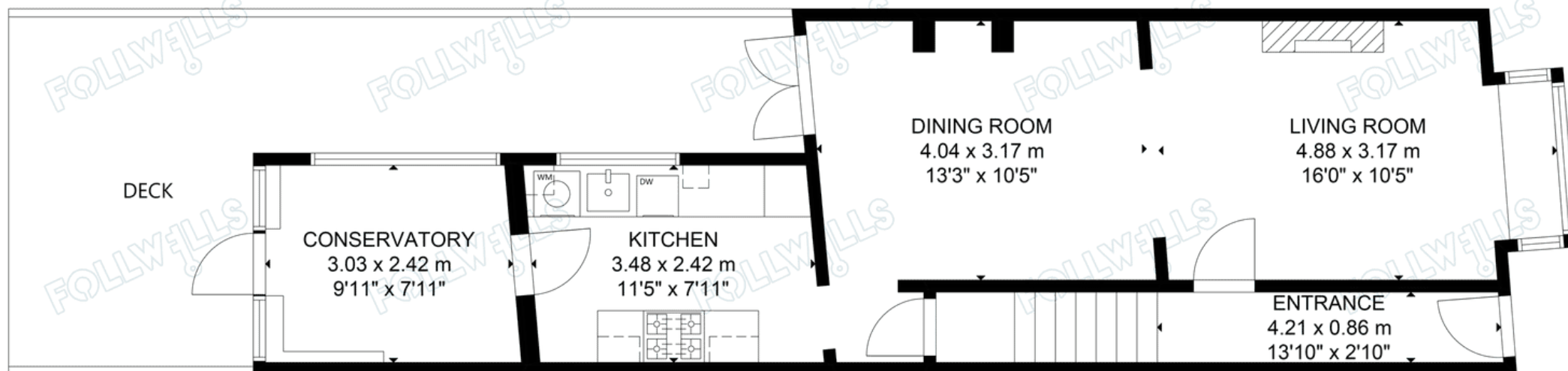
For the successful applicant A holding deposit will be required which is the equivalent to one weeks rent. This will be deducted from the first month's rental payment. If the application is unsuccessful due to the potential tenant providing inaccurate information for example, not declaring adverse credit history, Follwells are within their right to withhold the holding deposit to cover any costs incurred for the referencing. Please note all tenants over the age of 18 are required to be referenced. A deposit is payable prior to the tenancy commencing, equivalent to five weeks rent. This will be held by the tenancy deposit scheme.

Council Tax band: A / Tenure: Freehold/ EPC Energy Efficiency Rating: E





FIRST FLOOR



GROUND FLOOR