



2



1



1

- 3 Bed First Floor Tyneside Flat
- High Gloss Fitted Kitchen
- Gas CH & SUDG
- EPC: D Council Tax Band: A

- Available Partly Furnished
- Bathroom/WC with Shower
- Sought After Location

- Lounge with Storage Cupboard
- Private Yard
- Ideal for a Professional Couple

A 2 bedroomed first floor end of terrace Tyneside flat, available to rent partly furnished. Pleasantly situated within this sought after residential area and with gas fired central heating and sealed unit double glazing, the Entrance Hall has stairs to the First Floor Landing. The focal point of the Lounge is a cast iron fireplace and there is a picture rail and storage cupboard. The Kitchen is fitted with high gloss wall and base units with inset sink unit, split level oven, 4 ring gas hob, auto washer, integral fridge and freezer with matching doors and a combi boiler. Bedroom 1 also has a painted cast iron fireplace, corniced ceiling, picture rail and bay to the front. Bedroom 2 is to the front. There is a study/office to the rear. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with mains shower over. Externally, there is a private, south facing Rear Yard.



Greystoke Avenue is conveniently situated for walks in Jesmond Dene and Armstrong and Heaton Parks, with good road and public transport links into the city.

Entrance Hall

First Floor Landing

Lounge 14'10 x 11'2 (4.52m x 3.40m)

Kitchen 9'6 x 7'8 (2.90m x 2.34m)

Bedroom 1 13'3 x 17'3 (into bay) (4.04m x 5.26m (into bay))

Bedroom 2 10'9 x 8'0 (3.28m x 2.44m)

Bedroom 3 10'8 x 8'0 (3.25m x 2.44m)

Bathroom/WC 8'0 x 6'1 (2.44m x 1.85m)

Rear Hall



**Please see Floor Plan on Page 4 for room sizes.*





Newcastle City Council: 0191 278 7878

EPC: D

Council Tax Band: A

Hotspur Primary School: 1m

St Catherine's Catholic Primary School: 1m

Eslington Road Metro Station: 1.1m

Newcastle Central Station: 1.8m

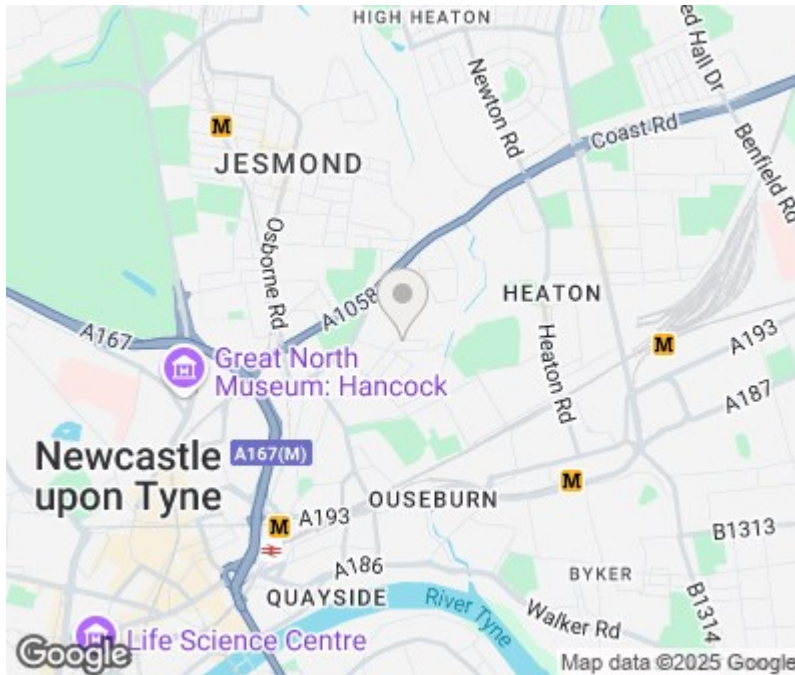
Newcastle International Airport: 8.6m



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