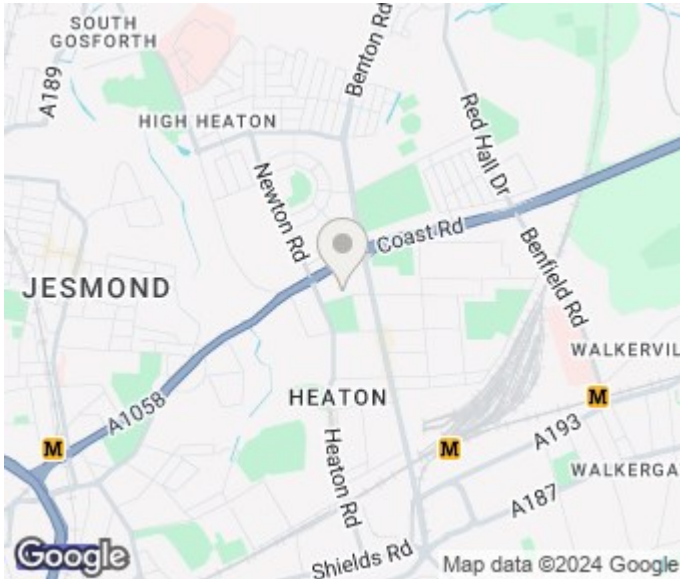


**6 WESTWOOD AVENUE**  
**NEWCASTLE UPON TYNE, NE6 5QT**

**£4,507 PCM**

FANTASTIC NEWLY REFURBISHED HOUSE!!! Modern 8 bedroom house situated close to Chillingham Road and all local amenities including shops, bars, restaurants & transport links with easy access to City Centre and Universities





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            | 83        |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 59                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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