



39 SECOND AVENUE NEWCASTLE UPON TYNE, NE6 5XT

£2,600 PCM

Situated in the heart of Heaton is this newly refurbished 5 bed house. The large contemporary kitchen has 2 fridge freezers, dishwasher, 5 burned hob, loads of cupboard space and a breakfast bar area with TV. The property is warmed with a brand new hi spec boiler and all rooms have thermostatic radiator valves. There is a nice bright and spacious lounge with its own wall mounted TV. Leather sofas and coffee table. There are 5 spacious bedrooms all with double beds and built in wardrobes and IKEA oak furniture. The 2 bathrooms have just been upgraded to a high standard and come with thermo showers, vanity units and cabinets. There is a neutral colour scheme throughout with modern touches. There are new doors back and front with external security light and alarm.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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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