

# SIGNATURE

## NORTH EAST

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 Parkside View, Newcastle Upon Tyne NE27 0GR



# Parkside View, Newcastle Upon Tyne NE27 0GR

## £1,400 Per Calendar Month

This charming 3-bedroom detached house in Backworth offers a perfect blend of comfort and style. The spacious living room serves as the heart of the home, featuring a large bay window that floods the room with natural light. The open-plan kitchen and dining area provides ample storage space with sleek countertops and attractive base and wall units. Elegant patio doors in the kitchen/dining room open to the rear garden, and there is space for a dining table in the kitchen.

Each bedroom is generously sized, with the master bedroom boasting a large en-suite bathroom complete with a shower, W.C., hand basin, and fitted wardrobes. The well-appointed family bathroom includes a bath, W.C., and hand basin. Additionally, the property features a single-car driveway and a single garage.

Located in Backworth, this property is surrounded by a wealth of amenities. It's perfect for families, with Backworth Park Primary School just a 5-minute walk away. The property offers excellent transport links, with Northumberland Park Metro Station and the A19 a short distance away. For local shopping and amenities, Northumberland Retail Park is just a 10-minute walk from the house.

Available Now  
Tenancy Term: 12 Months  
Council Tax Band: C  
£1,400 PCM

### TENANCY APPLICATION FEES

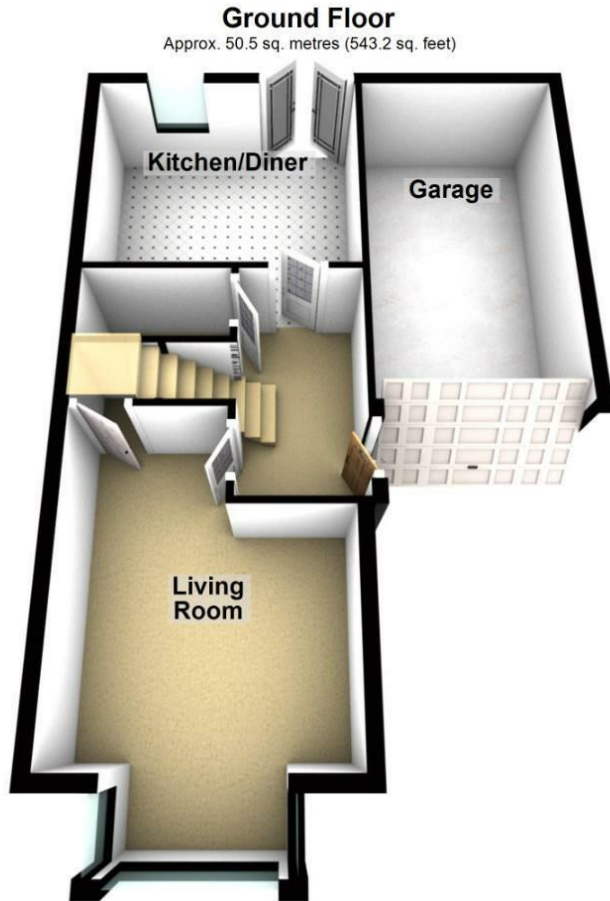
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy deposit for the property is compulsory and is to be paid on or before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to 5 weeks' rent. An additional tenancy deposit amount may be requested in certain circumstances



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 99.7 sq. metres (1073.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
17'3" x 11'11"

Kitchen / Diner  
12'3" x 10'1"

Bedroom One  
13'11" x 10'7"

Bedroom Two  
12'0" x 10'1"

Bedroom Three  
10'1" x 9'3"

Bathroom  
9'0" x 5'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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