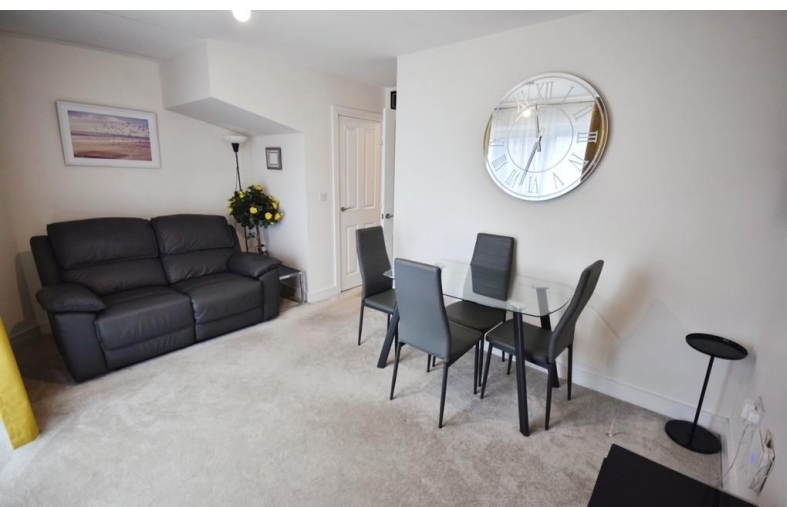


**TO LET**



**Clydesdale Avenue, Knutton**

**2 Bedrooms, 1 Bathroom, Mid Terrace**

**£925 pcm**



## Clydesdale Avenue, Knutton

2 Bedrooms, 1 Bathroom

**£925 pcm**

FURNISHED MODERN HOUSE. Martin and co offer for rent this modern furnished 2 bedroom house located in a popular area within a short distance from Newcastle town centre. The property is offered in superb order throughout and comprises an entrance hall, kitchen breakfast room, lounge with patio doors to rear garden and a cloakroom to the ground floor. To the first floor there are 2 double bedrooms and a bathroom. To the front or the property there is parking and to the rear there is a garden laid to lawn.

Date available: 30th June 2025

Deposit: £1,067

Furnished

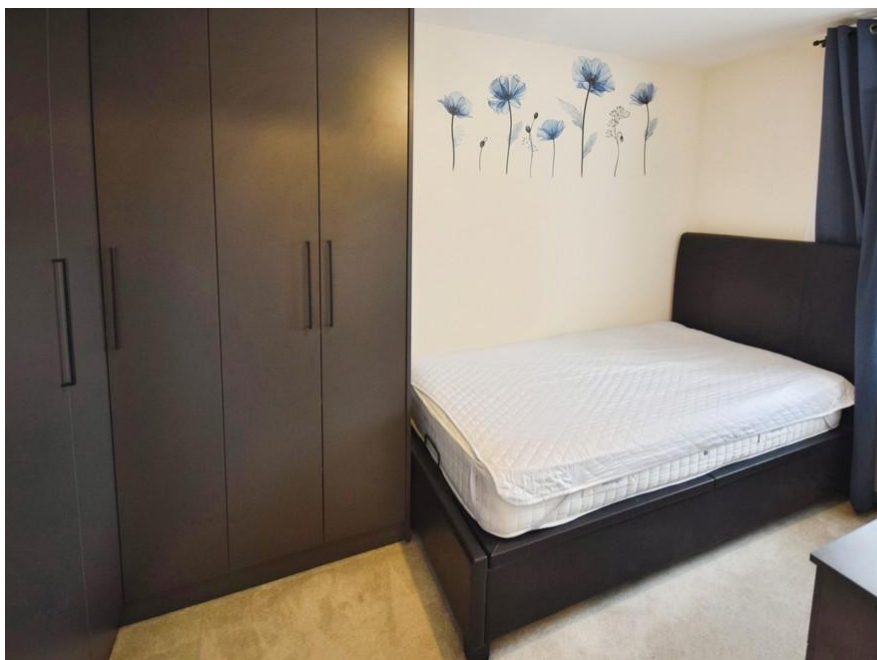
Council Tax band: B

- Furnished modern house
- Lounge
- Kitchen breakfast room
- Ground floor Wc
- 2 Double bedrooms
- Bathroom
- Parking





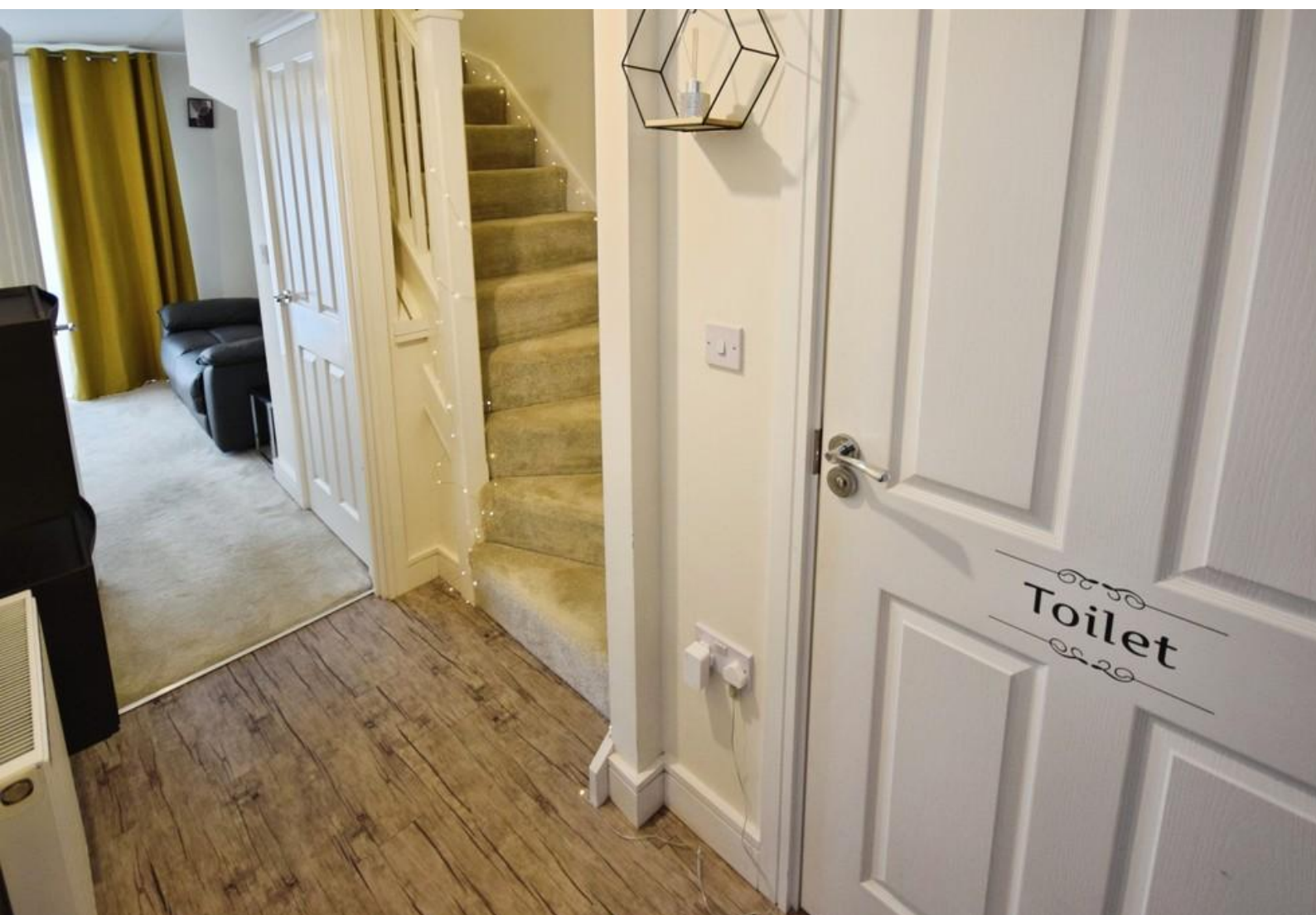




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		





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## Martin & Co Stoke on Trent

12 Albion Street • Stoke-On-Trent • ST1 1QH

T: 01782 262880 • E: [stokeontrent@martinco.com](mailto:stokeontrent@martinco.com) <http://www.martinco.com>

# 01782 262880



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.