

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Hazelwood Avenue, West Jesmond NE2 3HX

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**£1,200 Per Calendar
Month**

Situated in Upper West Jesmond, this spacious three-bedroom upper Tyneside flat offers convenient living close to a wealth of local amenities. Brentwood Avenue's independent shops and cafés are just a short stroll away, with Osbourne Road's vibrant bars and restaurants also nearby. Excellent transport links are on hand via West Jesmond Metro Station, providing easy access to Newcastle City Centre, the coast, and surrounding areas across the North East.

Upon entry, you're welcomed into a bright living and dining area. The adjoining kitchen features a range of base units and leads through to the shower room, complete with shower, W.C., and hand basin. There are two double bedrooms along with a third room accommodating a three-quarter bed. Externally, the property benefits from a private yard to the rear.

Available Now
Tenancy Term: 12 months
Council Tax Band: B
£1,200 PCM

TENANCY APPLICATION FEES:

To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.



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

PROPERTY FLOORPLAN

Ground Floor
Approx. 5.9 sq. metres (63.4 sq. feet)



First Floor
Approx. 70.4 sq. metres (757.4 sq. feet)



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Measurements:

Living Room / Diner
14'8" x 11'2"

Kitchen
9'2" x 8'5"

Bedroom One
14'6" x 12'9"

Bedroom Two
10'4" x 8'9"

Bedroom Three
10'11" x 8'8"

Shower Room
5'1" x 6'0"

Energy Efficiency Rating

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

75

62

England & Wales

EU Directive
2002/91/EC







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