

SIGNATURE

NORTH EAST

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📍 Scrogg Road, Newcastle Upon Tyne NE6 3EN

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£975 Per Month

Signature North East is delighted to welcome to the market this charming two-bedroom semi-detached home, ideally situated on Scrogg Road, Newcastle upon Tyne. Upon entering, you are welcomed by a porch leading into the bright living room, featuring a bay window and an attractive exposed brick fireplace with a cosy log burner. The living room flows seamlessly into the dining room, which provides ample space for a family dining table and benefits from double French doors opening into the conservatory. Overlooking the rear garden, the conservatory creates a versatile additional reception space, ideal for relaxing or entertaining. The kitchen is fitted with a range of base and wall units, complete with an integrated oven and hob.

To the first floor are two sizable bedrooms, along with a shower room comprising a walk-in shower, hand basin and W.C. Externally, the property boasts a rear garden with a generous patio area, while a private driveway to the front provides off-street parking.

Situated in a convenient residential location, the property enjoys easy access to a wide range of local amenities, including shops, supermarkets, schools and leisure facilities. Newcastle City Centre is within easy reach via excellent road and public transport links, with the nearby A19 and Coast Road offering convenient connections across Tyneside and beyond. Residents can also enjoy nearby green spaces such as Walker Park, while the vibrant Quayside and Ouseburn are just a short journey away, offering an excellent selection of cafés, restaurants, bars and cultural attractions.

Available now on an assured rolling periodic tenancy agreement
Council Tax Band: A

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 month's rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

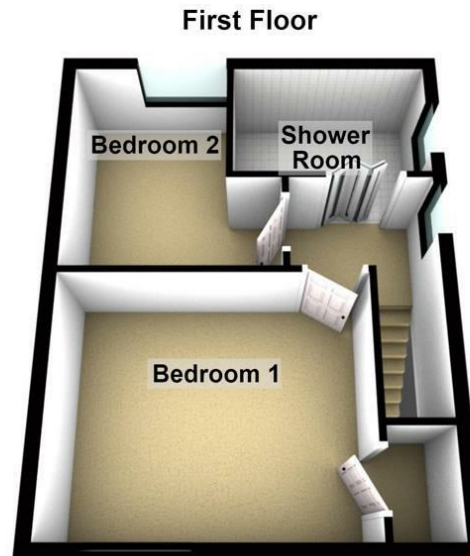
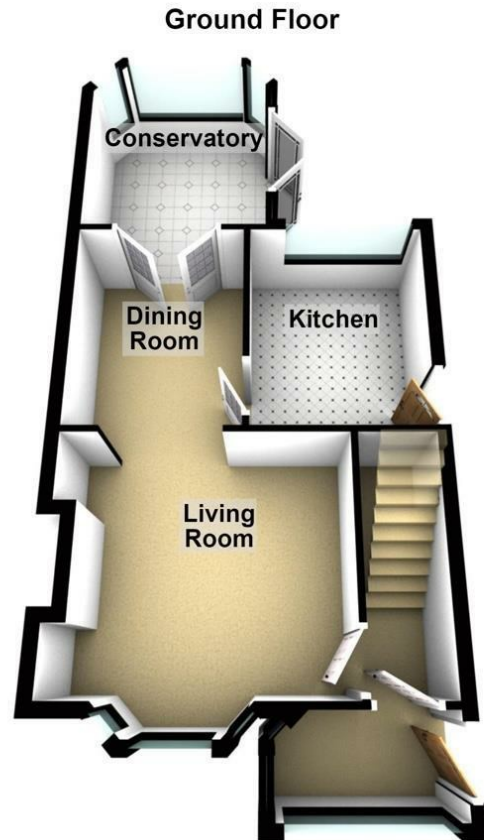
NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:

Any free-standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

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



PROPERTY FLOORPLAN



Total area: approx. 79.5 sq. metres (855.7 sq. feet)

Measurements:

Living Room
11'5" x 13'1"

Dining Room
10'5" x 8'2"

Conservatory
9'3" x 8'11"

Kitchen
10'5" x 8'7"

Bedroom One
13'10" x 11'5"

Bedroom Two
10'5" x 10'0"

Shower Room
9'1" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		





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