



37 Worley Close, Arthurs Hill, Newcastle Upon Tyne, Tyne & Wear, NE4 6PW

£995 Per Calendar Month



## Key features

- TERRACED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- FITTED BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Welcome to this charming terraced house located on Worley Close in the vibrant area of Arthurs Hill, Newcastle Upon Tyne. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking ample living space.

As you enter, you will find a spacious kitchen/diner that offers a perfect setting for both cooking and entertaining. This area is designed to be the heart of the home, where you can enjoy meals with family and friends. Additionally, the convenience of a downstairs w.c. adds to the practicality of the layout, ensuring ease of access for guests and residents alike.

One of the standout features of this property is its prime location. Situated within walking distance to the city centre, you will have easy access to a wealth of amenities, including shops, restaurants, and cultural attractions. This makes it an excellent choice for those who appreciate the convenience of urban living while still enjoying the comfort of a residential neighbourhood.

Overall, this terraced house on Worley Close presents a wonderful opportunity for anyone looking to settle in a lively area of Newcastle Upon Tyne. With its three bedrooms, inviting kitchen/diner, and proximity to the city centre, it is a property that truly deserves your attention.



ENTRANCE HALL

LOUNGE

13'3 x 12

KITCHEN/DINER

20'10 x 8'6

DOWNSTAIRS W.C.

6'5 x 4'5

FIRST FLOOR

BEDROOM ONE

12 x 10'4

BEDROOM TWO

10'6 x 10'3

BEDROOM THREE

10'8 x 8

BATHROOM

9'11 x 4'6

EXTERNAL

LETTINGS DISCLAIMER







#### WE REQUIRE

Rent on tenancy commencement = £995


One months damage deposit = £995

To hold this property from other viewings while references are carried out, we require one weeks rent as a holding deposit.

Please note, we cannot accept any rent in advance of tenancy and rental bidding is not permitted. For more information, please consult <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

The particulars on these properties are set out as a general guidance for intended for tenants contracts 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. Tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading.


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

74

88

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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