



****AVAILABLE OCTOBER 2026** **FURNISHED****
****CAN ONLY BE LET TO A MAXIMUM OF TWO INDIVIDUAL SHARERS**** SUPER STYLISH UPPER FLOOR MAISONETTE with OPEN PLAN LIVING and PRIVATE REAR YARD! This ultra modern and well presented upper floor maisonette is ideally located on Amble Grove, Sandyford. Amble Grove, positioned within striking distance to Jesmond Dene, local shops, cafe's and restaurants within Sandyford itself and also within close proximity to both Heaton and Newcastle City Centre.

Boasting almost 1,100 Sq ft, the internal accommodation briefly comprises: Entrance porch with stairs to first floor; sitting room with walk in bay open to; impressive kitchen diner with a variety of fitted wall and base units together with work surfaces, breakfasting island, spot lighting, alcove storage and steps down to; utility room with steps down to rear yard; shower room, fully tiled and complete with three piece suite. To the extended second floor, a 18ft bedroom with access to En-suite bathroom, complete with four piece suite and Velux window. Externally, a private rear yard with wall boundaries and gated access to the rear service lane. With gas 'combi' central heating and double glazing throughout, this great property simply demands an internal inspection!

Please Note: This property can only be let to a maximum of two individual sharers or single family household.

Available 5th October 2026 | £1,650pcm | Furnished | Super Stylish Upper Floor Maisonette | 1,094 Sq ft (101.6m²) | Three Double Bedrooms | Sitting Room | Impressive Kitchen Diner with Breakfasting Island | Utility Room | Shower Room & En-Suite Bathroom | GCH & DG | Private Rear Yard | Great Location | Council Tax Band: A | EPC Rating: C

£1,650 PCM

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

