



# Trading Places

Coastal and Country Property Specialists



## 89 Poppy Place Great Park, Gosforth, NE13 9FN £1,400

Trading Places are delighted to present to the rental market this immaculately presented three bedroom detached home, ideally situated on the sought after Poppy Place, Great Park, Gosforth.

This stylish property offers well planned, contemporary living throughout. The ground floor comprises a welcoming porch, a bright and spacious living room, and a modern kitchen diner with integrated appliances and patio doors opening onto the rear garden - ideal for both everyday living and entertaining. A convenient downstairs WC completes the layout.

To the first floor, there are three generously sized bedrooms, including a superb principal bedroom with en-suite facilities and a charming Juliette balcony. A modern family bathroom serves the remaining bedrooms.

Externally, the property benefits from a beautifully landscaped rear garden and a driveway to the front providing off-street parking.

Poppy Place is located within the highly desirable Great Park development in Gosforth, on the northern edge of Newcastle upon Tyne. The area is popular with professionals and families alike, offering a peaceful residential setting with excellent amenities close by. Residents enjoy access to local shops, supermarkets and cafés at Brunton Park, as well as Kingston Park Retail Park. There are well regarded schools nearby, attractive green spaces and walking routes, and convenient access to the A1 for commuters. Regular public transport links provide easy connections into Newcastle city centre, Newcastle International Airport and surrounding areas.

This fantastic home combines modern design, a practical layout and a prime location, making it a rare opportunity in the rental market. Contact Trading Places on 0191 2511189 to view.  
Council Tax Band D. EPC Rating B. Offered Unfurnished. Available Now.

### Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.



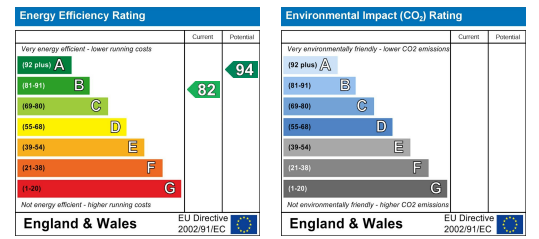
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2a Kew Gardens, Whitley Bay, Tyne and Wear, NE26 3LY

Tel: 0191 251 1189 Email: info@tp-property.co.uk

www.tp-property.co.uk

