ARMSTRONG ROAD

NEWCASTLE

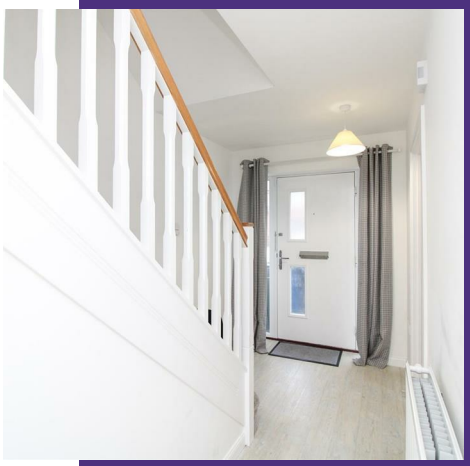
livinglocal

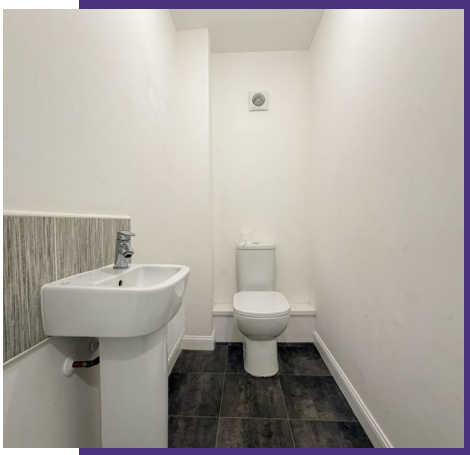
welcoming you home



AVAILABLE NOW Living Local is delighted to welcome to the rental market this lovely two bedroom semi detached home, situated on Armstrong Road within the popular Rise Estate, Newcastle. The ground floor boasts a kitchen with separate lounge providing a comfortable living space, and a convenient downstairs W/C. To the first floor, the property offers two double bedrooms and a modern bathroom fitted with a white suite. Externally, the property benefits from a multi vehicle driveway to the side, providing ample off-street parking, along with an enclosed tiered rear garden, perfect for relaxing, entertaining, and enjoying the warmer months. Available now on an unfurnished basis, this fantastic home is not to be missed! EPC Rating C



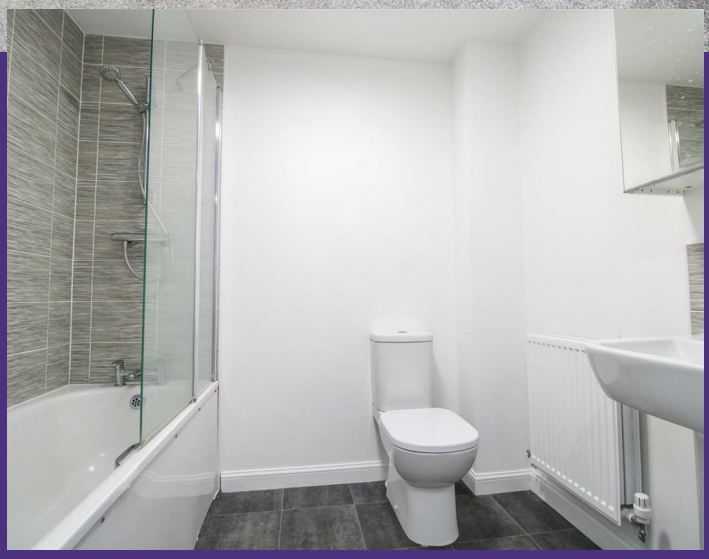






- ***Available Now***
- Two Bedrooms
- Holding Deposit £225
- Semi-Detached Home
- Multi Vehicle Driveway
- EPC Rating C













Lounge
13'9" x 11'9"
Spacious lounge with access to the rear garden.

Kitchen
10'10" x 6'11"
Featuring a range of wall and base units for storage, integrated oven/hob.

W/C
6'0" x 3'5"
W/C and Wash Basin.

Bedroom 1
13'9" x 10'0" Max
Bedroom overlooking the rear garden with wardrobe storage.

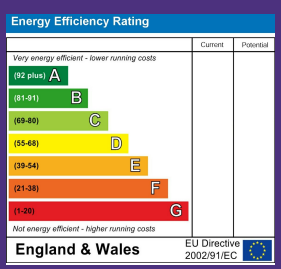
Bathroom
7'5" x 6'1"
Features a white suite W/C, Wash Basin, with Bath and overhead shower.

Bedroom 2
Bedroom overlooking the front street walk and benefits from a built in walk in wardrobe area.

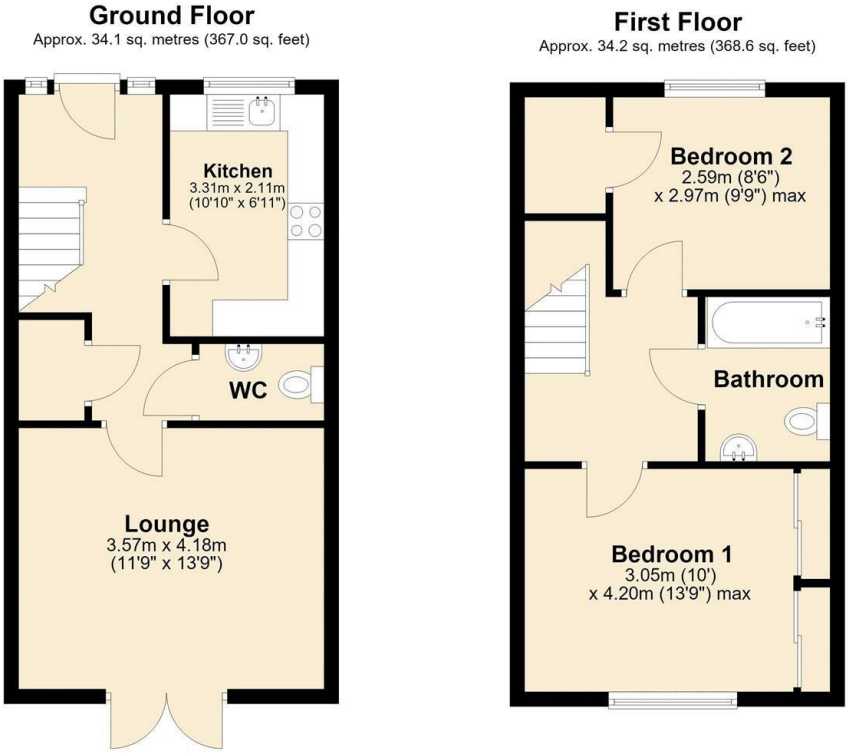
Externally
Externally the property benefits from a tiered garden to the rear and multi vehicle driveway to the side of the property. There is also a bus stop a five minute walk from the property service Newcastle to aid with commuting.

Additional Information
EPC Rating C. Council tax band B. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/

Holding Deposit
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.



£975 PCM



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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