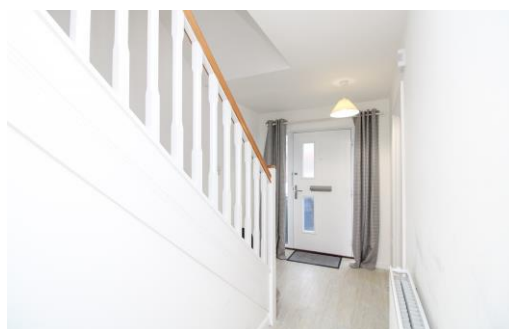




Armstrong Road, Newcastle, Tyne And Wear, NE15 6BU

*****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: B



*****Available Now*****

Terrace Home

Two Bedrooms

Multi Vehicle Driveway

Holding Deposit £225

EPC Rating C

£975 per month

Lounge 13' 9" x 11' 9" (4.18m x 3.57m)

Spacious lounge with access to the rear garden.

Kitchen 10' 10" x 6' 11" (3.31m x 2.11m)

Featuring a range of wall and base units for storage, integrated oven/hob.

W/C 6' 0" x 3' 5" (1.82m x 1.05m)

W/C and Wash Basin.

Bedroom 1 13' 9" x 10' 0" (4.20m x 3.05m) Max

Bedroom overlooking the rear garden with wardrobe storage.

Bathroom 7' 5" x 6' 1" (2.25m x 1.85m)

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.

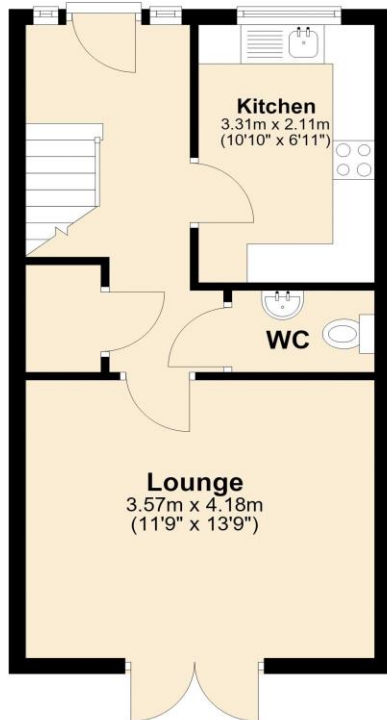
EPC Graph (full EPC available on request)



Floorplan

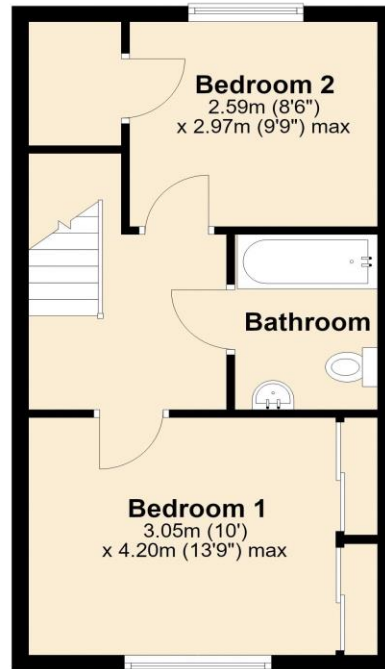
Ground Floor

Approx. 34.1 sq. metres (367.0 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



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

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Redress
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

