SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST

AWARDED Best Estate Agency North East England 2018 & 2019


Clifton Road, Newcastle Upon Tyne NE4 6XH

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Newcastle Upon Tyne NE4 6XH

£1,350 Per Month







Signature North East are delighted to welcome to the rental market this three-bedroom terraced home, located in Elswick.

Upon entering, the property opens into the kitchen, which offers a good range of wall and base units for storage. To the rear of the ground floor is the dining room, along with a downstairs WC and utility area providing access to the rear garden. The first floor features a spacious living room, a further WC and a large bedroom. To the second floor are two further bedrooms, with the primary bedroom benefiting from an en-suite shower room with WC and wash hand basin. Completing the accommodation is the family bathroom, fitted with a bath with overhead shower, WC and wash hand basin. Externally, the property benefits from off-street parking to the front and a rear garden with a generous patio area, providing space for outdoor furniture.

Clifton Road is well positioned for access to Newcastle city centre, with a range of local shops, schools and everyday amenities nearby. Excellent transport links provide convenient connections across the city and surrounding areas, while major road links including the A1 are also easily accessible.

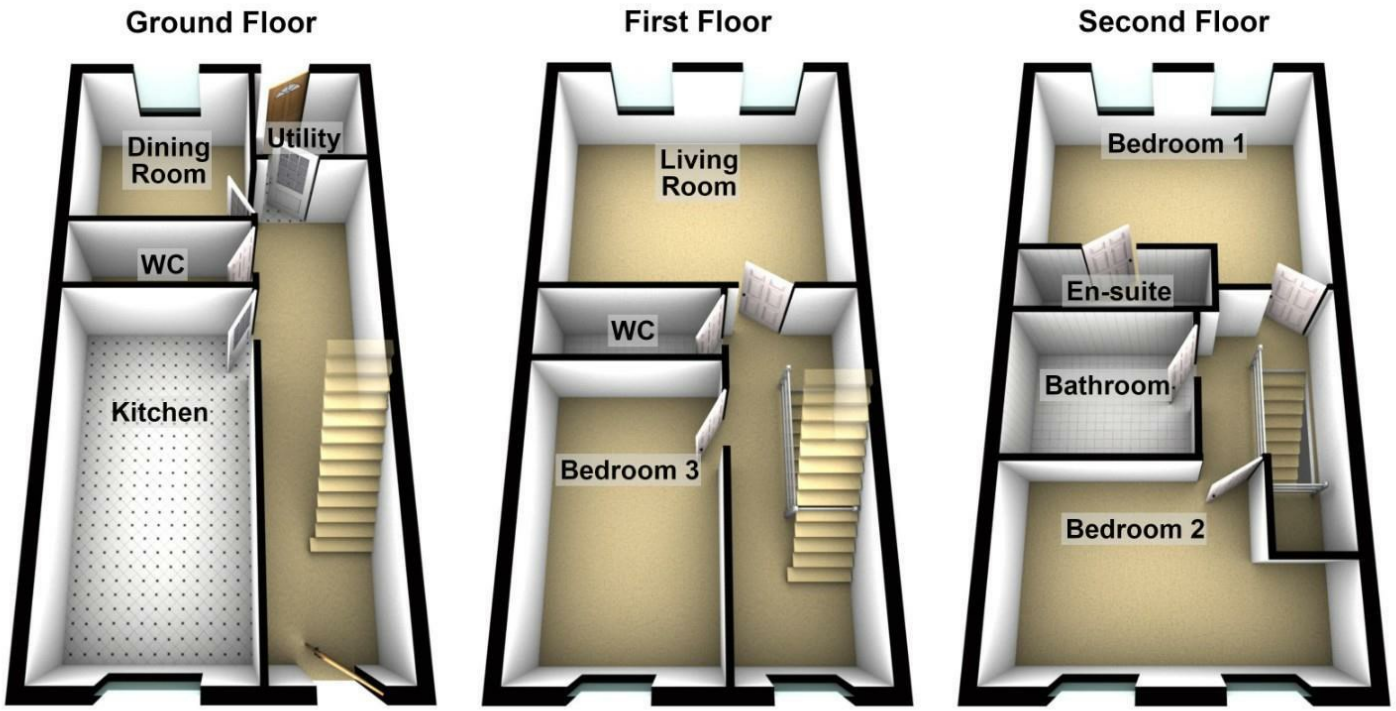
Available Now on an assured rolling periodic tenancy agreement.
Council Tax Band: C

TENANCY APPLICATION FEES:
To reserve this property, a refundable holding deposit of one week's rent is required, on move in, this will be deducted from your first month’s rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES:
Any free-standing appliances shown on photographs or present on viewings may not be included in the tenancy. Please obtain confirmation in writing from our office as to the inclusion of any appliances which you require included within the tenancy, before you proceed with an application for any property.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 124.6 sq. metres (1341.4 sq. feet)

Measurements:

Living Room
12'5" x 14'9"

Kitchen
16'8" x 8'10"

Dining Room
8'10" x 8'10"

Utility
5'2" x 5'6"

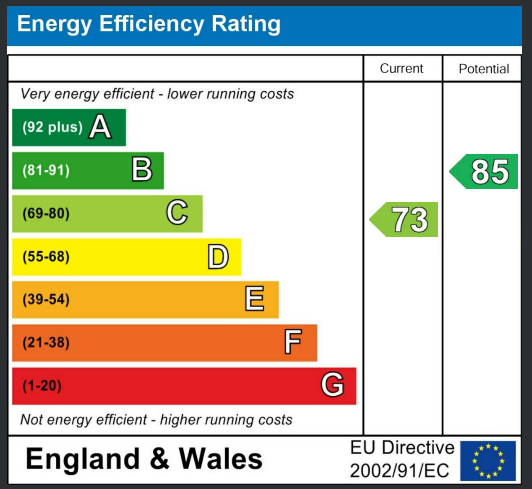
Bedroom One
12'7" x 14'9"

En-Suite
2'11" x 9'1"

Bedroom Two
8'10" x 14'9"

Bedroom Three
13'1" x 8'2"

Bathroom
6'6" x 8'2"











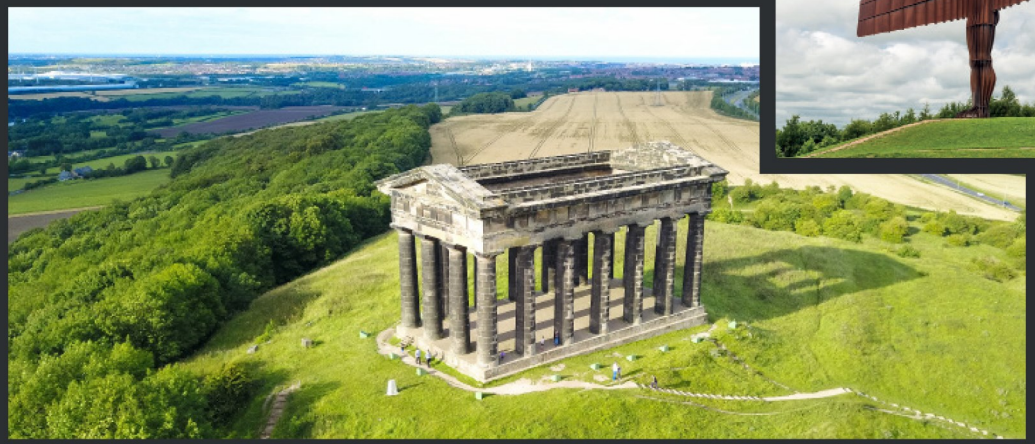
★★★★★ More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk

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WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay 0191 251 3344	Cramlington 01670 897 213	Tynemouth 0191 296 6689	Morpeth 01670 513 966	Ponteland 01661 820 082	Wallsend 0191 432 4151	Alnwick 01665 511 800	Heaton 0191 432 4275	Forest Hall 0191 266 9966	Other locations 0191 640 3523
Newcastle 0191 640 2284	Durham 0191 303 8252	Gosforth 0191 640 3523	Sunderland 0191 543 6390	Whickham 0191 432 5102	Gateshead 0191 432 4294	Jesmond 0191 281 1037	Killingworth 0191 640 3602	Ryton 0191 413 9845	Head Office & Lettings 0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News