



**WALTON  
ROBINSON**



**To Let**

## 4 Amble Grove, Sandyford NE2 1NY

£2,320 PCM



SIX DOUBLE BEDROOM STUDENT PROPERTY. Located on Amble Grove in the popular student area of Sandyford, this stylish maisonette is within easy walking distance of both Northumbria and Newcastle Universities, as well as the City Centre. The house has recently been fitted with new carpets and bedroom furniture to give the property a more homely feel

The OPEN PLAN kitchen / lounge is perfect for socialising. The fitted kitchen is well equipped with all essential appliances and has been finished to a good standard. The spacious lounge features a wall mounted LCD TV and comfy leather sofas, a dining table and chairs is also provided for mealtimes.

There are SIX DOUBLE bedrooms, each offering a bed, wardrobe and desk with chair. Additionally, there is oak flooring and neutral decor throughout. This great property features a bathroom, shower room and separate WC. The property further benefits from double glazing, gas central heating and a rear yard.

- Upper Maisonette
- Spacious Lounge
- 42" LCD TV To Lounge
- Parking for one car to rear
- AVAIL 04/09/2021 - 04/09/2022
- Six Double Bedrooms
- Open Plan Kitchen
- Separate WC
- EPC rating C



101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY  
T: 01912431000 | Email: [enquiries@waltonrobinson.com](mailto:enquiries@waltonrobinson.com) | [www.waltonrobinson.com](http://www.waltonrobinson.com)