

To Let

# 45 Kelvin Grove, Sandyford NE2 1RL

## £1,564 PCM

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£120 PPPW - Seekers are delighted to present this upper maisonette which is ideally situated in the heart of SANDYFORD. There is a spacious lounge with comfy fabric sofas and a fully fitted kitchen which includes a WASHER/DRYER.

The bathroom / WC is fully tiled with a shower over the bath. All bedrooms are a good sized and fitted with double beds, wardrobe and a desk& chair.

A rear yard is available and you can park outside on the street using a permit. The property is equipped with gas central heating and UPVC double glazing.

- £120 PPPW / £1,564.46 PCM
- Upper Tyneside Flat
- Modern Fitted Kitchen
- Council tax band A
- COUNCIL TAX BAND - A
- AVAIL 01/07/2027
- Spacious Lounge
- Three Double Bedrooms
- EPC Rating - D
- Bills included: the tenancy agreement requires the tenants to take the bills package, at £33pppw, on top of the rent







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