



STEPHENSON BROWNE

**Kimberley Road, Newcastle**

ST5 9EG



**£800**

## Description

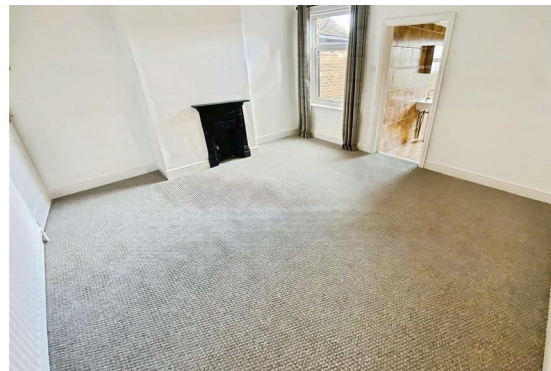
Available to let is this well-presented two-bedroom terraced property, offering a superb opportunity for comfortable and contemporary living. This desirable home is thoughtfully laid out and ideal for those seeking both space and convenience.

Upon entering, you are greeted by two well-proportioned reception rooms, providing flexible living arrangements to suit a variety of needs. The neutral décor and ample natural light create a welcoming and versatile atmosphere, perfect for both relaxation and entertaining guests. Modern fitted kitchen with ample cupboards and space for appliances.

The property boasts two generously sized bedrooms, each offering additional cupboard space. Two bathrooms enhance everyday convenience and provide added privacy, making this an excellent choice for professional couples or small families.

There is a private enclosed garden to the rear with raised decking patio area. Available 25th July 2026.

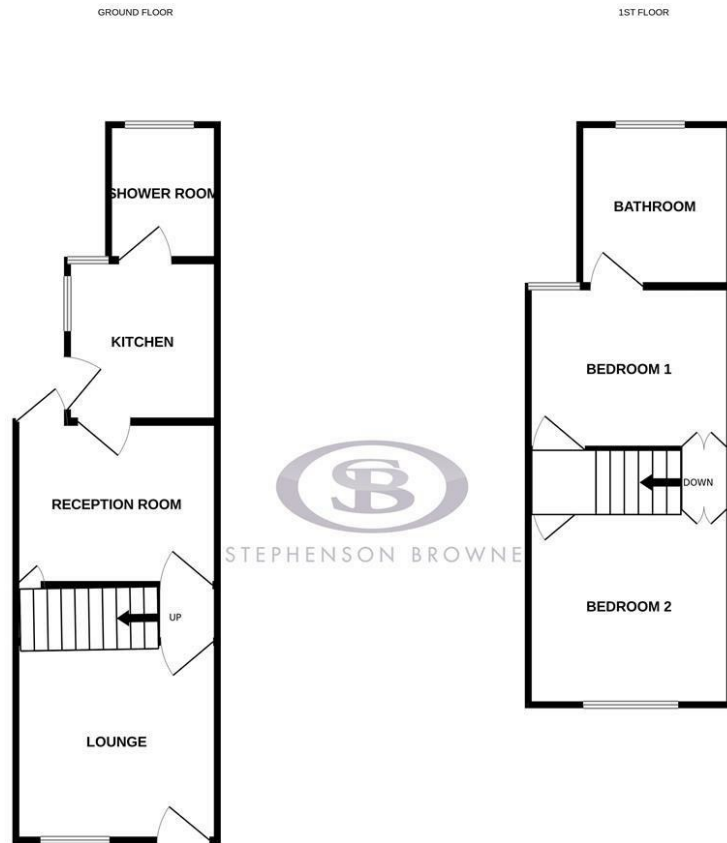
Pets considered via written application only.



## Viewing

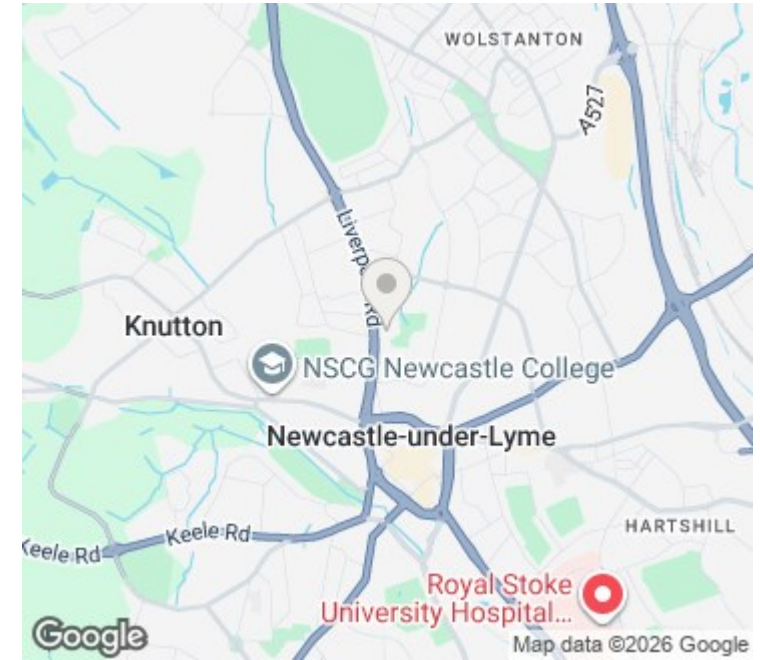
Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

# Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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