

SIGNATURE

NORTH EAST

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📍 Simonside Terrace, Newcastle Upon Tyne NE6 5DS

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**£950 Per Calendar
Month**

We are delighted to welcome this charming two-bedroom ground floor flat to our lettings collection, offering spacious and well-balanced accommodation throughout. An inviting hallway sets the tone on arrival, leading to a bright and airy living room where a feature fireplace creates a natural focal point and a cosy setting for everyday living. The kitchen sits just beyond, providing generous worktop space, a range of wall and base units, and direct access to the rear yard, ideal for added convenience. The bathroom is accessed off the kitchen and is fitted with a bath, overhead shower, wash basin and WC. Two well-proportioned bedrooms are accessed from the hallway, with the principal bedroom enhanced by a beautiful bay window that fills the room with natural light, while the second bedroom offers versatility for guests, family or home working. On-street parking is available close by.

Situated within a popular and well-connected residential area, the property benefits from a strong sense of community and an excellent range of local amenities close by. Reputable schools, parks and green spaces are all within easy reach, while Chillingham Road Metro station is just a short walk away, providing direct access to Newcastle city centre and beyond. With key road links including the A1058 nearby, this location offers both convenience and connectivity, making it an ideal place to call home.

Available: April 2026
Tenancy Term: 12 months +
Council Tax Band: A
£950 PCM

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 months rent. A damage deposit for the property is compulsory and is equivalent to 5 week's rent.

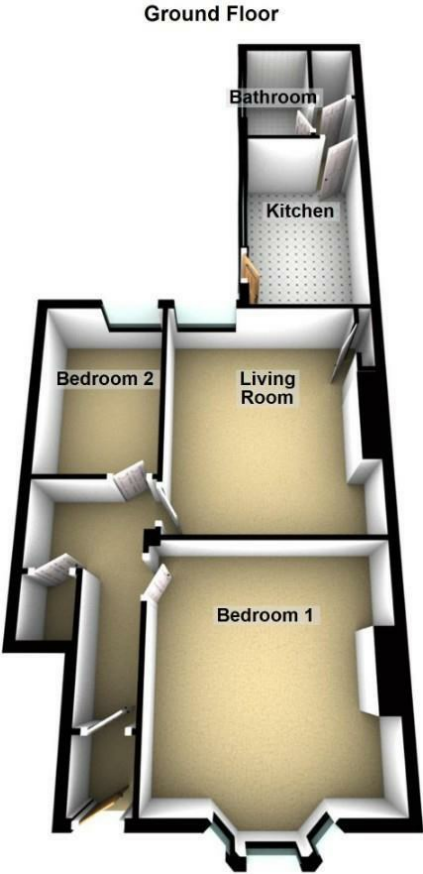
NOTICE REGARDING FREE STANDING GAS & ELECTRIC APPLIANCES ;

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



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'6" x 12'10"

Kitchen
13'1" x 7'8"

Bedroom One
17'0" x 13'5"

Bedroom Two
10'11" x 7'3"

Bathroom
7'9" x 4'4"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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