



****AVAILABLE IMMEDIATELY** **SPACIOUS PERIOD TERRACE** **FURNISHED/ UNFURNISHED** **ONLY AVAILABLE TO A SINGLE FAMILY HOUSEHOLD OR MAX TWO INDIVIDUAL SHARERS**** A superb family home found on Stanning Avenue, Heaton. Situated in a growingly popular location, this spacious house boasts a period features throughout, two reception rooms, three shower rooms, one of which newly installed and is close to a choice of local shops, restaurants and transport links.

Boasting in excess of 1,800 sq ft and purpose built over three floors, the accommodation briefly comprises an entrance porch through into entrance hall; 17ft lounge to the front ground floor with bay window and wood flooring; ground floor bedroom which could be used as sitting room if preferred, with French doors out onto the rear yard; separate dining room through into a modern fitted kitchen with tiled flooring and appliances; the first floor comprises two large double bedrooms, a further bedroom/ study with double doors out onto a small town balcony; family bathroom, second newly installed modern shower room and separate WC also found on the first floor; the second floor hosts a full width master bedroom with dormer window, en suite shower room and walk in wardrobe. Externally there is a private yard to the rear with garage door, as well as a small garden and on street parking to the front.

Available on either a furnished or unfurnished basis, this great property would be ideal for a family and is not to be missed!

Please Note: this property can only be let to either a family or maximum of two professional sharers.

Available Immediately | £1,550pcm | Terraced House | Three Storeys | 1,830 Sq. ft (170.1m²) | Period Features | Five Bedrooms | Three Receptions | Master Bedroom With En Suite & Walk In Wardrobe | Lounge | Modern Kitchen | Dining Room | Bathroom WC | Brand New Shower Room | Separate WC | On Street Parking | Rear Yard | Furnished/ Unfurnished | DG & GCH | Council Tax Band: C | EPC Rating: E

£1,550 PCM

IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

