



****AVAILABLE IMMEDIATELY****

****FURNISHED** OFF STREET PARKING****

A smart and well presented end terraced house, ideally located on Weldon Crescent, High Heaton. Positioned just off Newton Road, Weldon Crescent is perfectly placed close to local schooling, the Freeman Hospital, Paddy Freemans Park, various transport links and the nearby Sainsbury's Super Store.

Well presented throughout, the accommodation briefly comprises; entrance hallway with storage cupboard; dining room to the front with SMEG fridge freezer; lounge to the rear with laminate flooring and French double doors leading to the garden; kitchen with appliances including a recently installed NEFF oven, storage cupboard and door to rear garden; the first floor comprises three double bedrooms; modern shower room with separate WC and landing store cupboard. Externally there is a large garden to the rear, with both lawned and patio areas and walled & fenced boundary, also with a shed. To the front a spacious driveway providing off street parking for up to two vehicles, also with an EV charger installed.

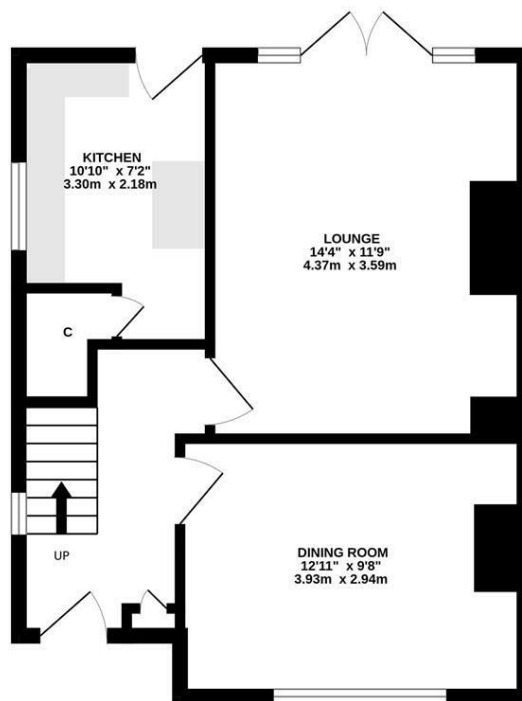
Available on a fully furnished basis with gas central heating and double glazed windows throughout.

Available Immediately | £1,200pcm | Furnished | End Terraced House | 847 Sq ft (78.7 m2) | Lounge | Dining Room | Kitchen | Three Bedrooms | Shower Room | Separate WC | Front Driveway With Electric Charging Point | Rear Garden | DG & GCH | Excellent High Heaton Location | Council Tax Band: B | EPC Rating: C

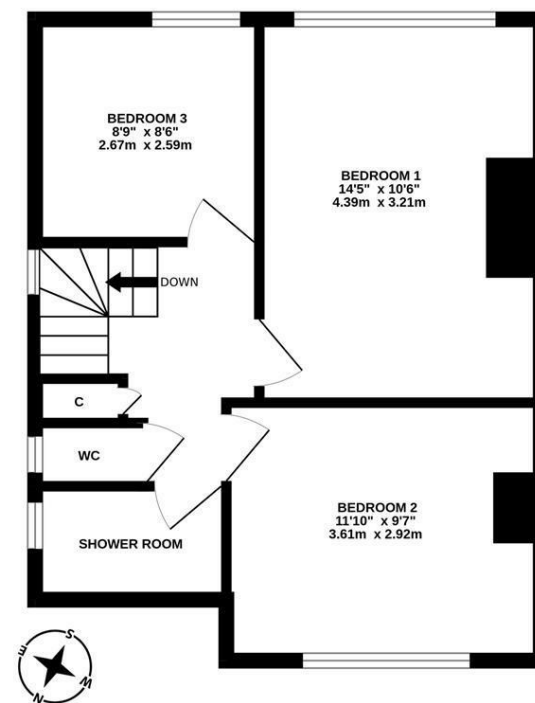
£1,200 PCM



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

