



**\*\*AVAILABLE IMMEDIATELY\*\***

**\*\*UNFURNISHED\*\*** An immaculate ground floor 'Tyneside' flat ideally located on Biddlestone Road, Heaton. Combining contemporary fixtures and fittings with some period charm, this super flat is situated close to the cafes and shops of Chillingham Road as well as brilliant transport links to the City Centre and beyond.

Set behind a small town garden, the accommodation briefly comprises; entrance porch through to hallway with separate storage cupboard; bedroom one to the front, a large master with bay window and original wood flooring; bedroom two also a comfortable double with wood flooring; lounge central to the property, spacious also with original wood flooring; to the rear off shoot there is a contemporary fitted kitchen, recently installed with integrated appliances and access to the rear yard; also a modern, recently refitted bathroom WC, tiled with three piece suite. Externally there is a large private yard to the rear, with walled boundaries and access to rear service lane. To the front, ample on street parking is available.

Available on an unfurnished basis, with gas central heating and double glazing throughout. This is a fantastic property in a popular location, ideal for a professional couple or sharers alike.

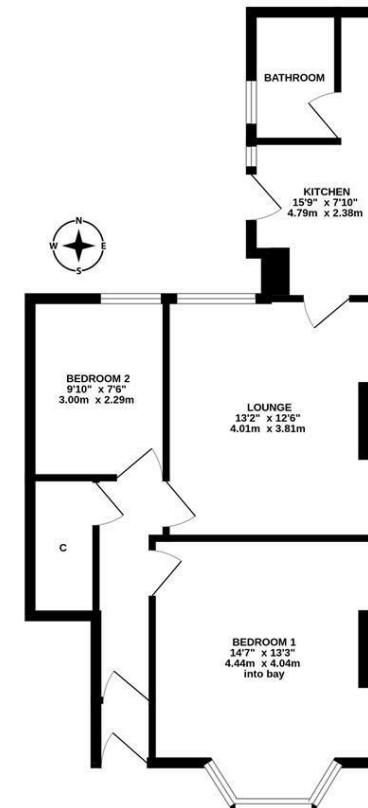
Available Immediately | £975pcm | Ground Floor 'Tyneside' Flat | 593 Sq ft (55.1 m<sup>2</sup>) | Lounge | Two Bedrooms | Modern Kitchen | Stylish Bathroom WC | Period Features | Private Rear Yard | Unfurnished | Great Location | Close To Transport Links | On Street Parking | GCH & DG | Council Tax Band: A | EPC Rating: C

**£975 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.



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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 service areas and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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