



****AVAILABLE MARCH 2025****

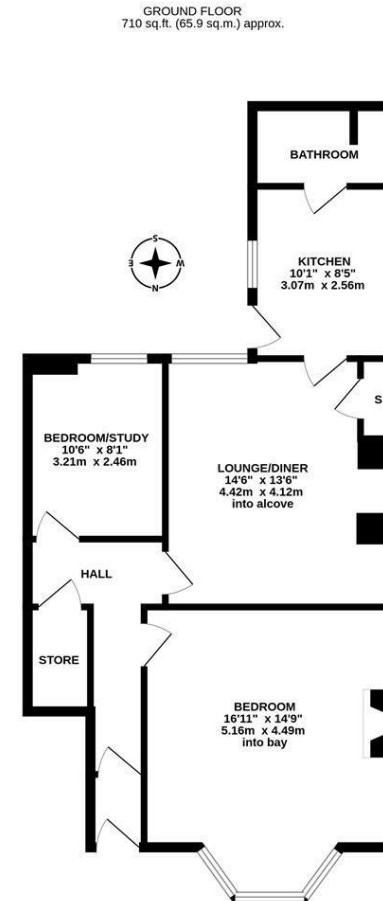
****FURNISHED** **BROADBAND**

INCLUDED** A well presented two bedroom ground floor flat with generous private south-facing rear yard! This delightful property is ideally located on Hazelwood Avenue, Jesmond. Perfectly placed to give access to all Jesmond has to offer including the shops, bars and restaurants whilst also only being a short walk to West Jesmond Metro Station providing easy access into Newcastle City Centre and beyond.

The internal accommodation briefly comprises; entrance porch through to entrance hall with storage cupboard; master bedroom to the front with bay window, feature fireplace and stripped wood flooring; bedroom two to the rear of the hallway which could also act as a study if preferred; lounge/diner central to the property with stripped wood flooring and built-in alcove storage; modern fitted kitchen with appliances and tiled flooring; plush bathroom WC, fully tiled with spotlighting and three piece suite. Externally there is a private yard to the rear, accessed via the kitchen, with potted plants and seating. To the front there is also on street permit parking.

Available 14th March 2025 | £1,100pcm |
Furnished | Ground Floor 'Tyneside' Flat | 710 Sq
ft (66.9 m2) | Two Bedrooms | Lounge/Diner |
Kitchen | Bathroom W | Private South Facing
Rear Yard | Permit Parking | Great Location |
DG & GCH | Council Tax Band: B | EPC Rating:
D

£1,100 PCM



TOTAL FLOOR AREA : 710 sq.ft. (65.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

