

****AVAILABLE JANUARY 2023****
****UNFURNISHED**** ****SOUTH WEST BACKING GARDENS**** This three bedroom, semi-detached home is ideally located on the south backing side of Nuns Moor Crescent in the popular suburb of Fenham. Tucked just off Nuns Moor Road, Nuns Moor Crescent is ideally located close to the local shops, amenities and transport links providing easy access into the RVI, both of the city's University's and indeed Newcastle City Centre itself. The property is also located close to excellent local schooling with Dame Allens School only a stones-throw away.

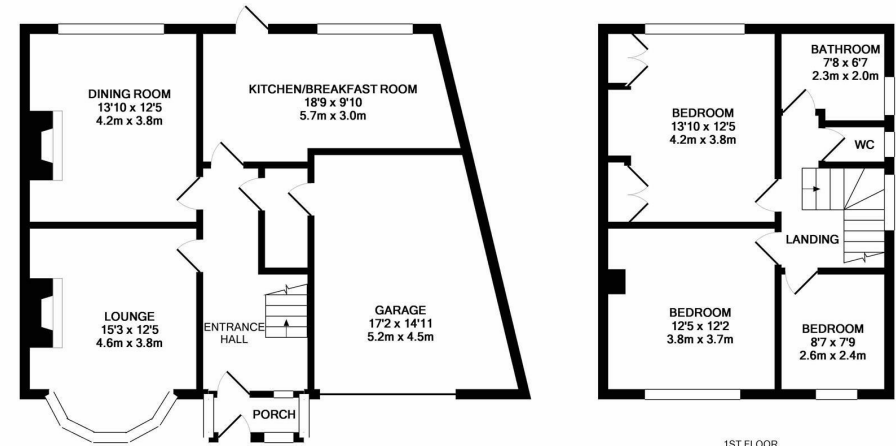
Boasting over 1,400 Sq ft, the accommodation briefly comprises: porch through to generous entrance hall with stairs to the first floor, under-stairs store and access to integral garage; lounge with walk-in bay and feature fireplace; dining room with feature fireplace and views out over the rear garden; an extended and re-fitted 18ft kitchen/breakfast room with access to the rear garden to the ground floor. The first floor landing with stained glass picture window gives access to three bedrooms, two of which are comfortable doubles, bedroom two with fitted storage and a re-fitted bathroom and separate WC. Externally the property benefits from a pleasant town garden to the front with a driveway giving access to the large garage, the property also offers a well stocked, south west facing walled garden to the rear, laid mainly to



lawn, with mature planting and paved patio areas. With double glazing and gas 'Combi' central heating, this property will make a great family home!

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

Available 31st January 2023 | £950pcm | Semi-Detached Family Home | 1,404 Sq ft (130.4m²) | Three Bedrooms | Lounge | Dining Room | Re-fitted 18ft Kitchen/Breakfast Room | Family Bathroom & Separate WC | South West Backing Walled Rear Garden | Driveway & Garage | Unfurnished | GCH & DG | Council Tax Band: C | EPC Rating: C



GROUND FLOOR
 APPROX. FLOOR
 AREA 880 SQ.FT.
 (81.7 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 524 SQ.FT.
 (48.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£950 PCM

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