



****AVAILABLE IMMEDIATELY****

****FURNISHED** **LICENSED FOR FOUR INDIVIDUALS**** A bright and spacious four bedroom first floor flat, ideally located on the south backing side of Sackville Road, Heaton. The property itself is conveniently placed near surrounding greenery and also the shops, cafes and restaurants of Chillingham Road, which are also just a short walk away. The property also benefits from good local transport links via the number one bus service which provides easy access into Newcastle City Centre and beyond.

The accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor landing; lounge with stripped wood flooring; kitchen with fitted units, work surfaces, rear door access to the stairs and appliances; shower room WC with three piece suite; bathroom WC with three piece suite; four double bedrooms, all with fitted wardrobe storage cupboards and bedroom one with walk in bay. Externally, a small south facing rear yard providing access to rear service lane. To the front, ample on street parking is available.

Available to a group of sharers on a furnished basis, with gas central heating and double glazed windows throughout.

Available Immediately | £1,300pcm | 770 Sq ft (71.6 m2) | Licensed For Four Sharers | Furnished | First Floor Flat | Four Double Bedrooms | Lounge | Kitchen | Bathroom WC | Shower Room WC | On Street Parking | GCH & DG | Excellent Location | Close To Public Transport Links | Council Tax Band: A | EPC Rating: D

EPC:D

£1,300 PCM

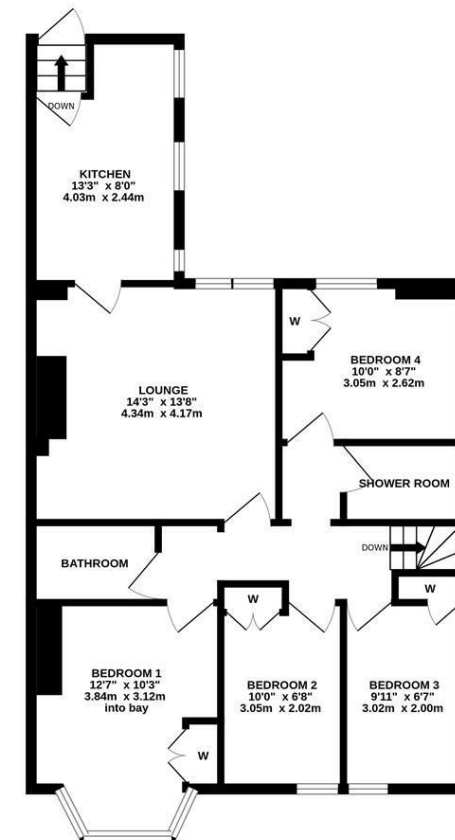
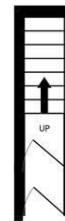
IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR
20' 10" x 27' 10" (6.4m x 8.2m)



FIRST FLOOR
71' 10" x 27' 10" (21.8m x 8.2m)



TOTAL FLOOR AREA: 770 sq. ft. (71.6 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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