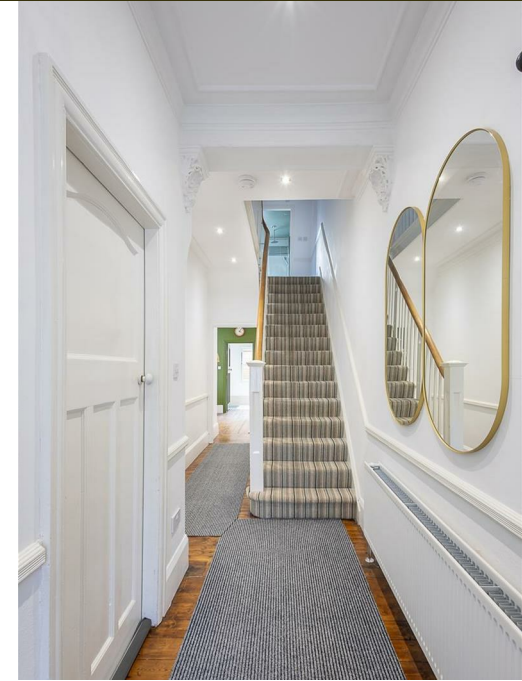




****AVAILABLE IMMEDIATELY****

****PEDESTRIANISED STREET****

****UNFURNISHED**** An immaculate terraced family home, superbly presented and ideally located in this desirable pocket of Fenham, Cherryburn Gardens. A quiet pedestrianised street, close to Newcastle City Centre, perfectly placed to give access to surrounding greenery, the Newcastle hospitals and only a short walk from one of the region's finest independent schools.

Boasting in excess of 1,200 Sq ft the accommodation briefly comprises; entrance through to well-lit hallway with stained original flooring and under-stairs store cupboard; lounge to the front with bay window and brand new gas feature fireplace; dining room with brand new gas feature fire and door leading to rear yard; modern fitted kitchen with appliances including fridge freezer, washing machine & dishwasher; separate utility room with door leading to yard; first floor landing leads to spacious 10ft family bathroom, with four piece suite and spotlighting; separate WC; three bedrooms, two of which large doubles. Externally there is a private yard to the rear, part covered with up and over door and shed for storage. To the front a delightful town garden and gated entry.

A stylish period home, with tall ceilings, period features, gas central heating and sliding sash windows throughout, available on an unfurnished basis.

Available Immediately | £1,650pcm | Edwardian Terraced House | 1,278 Sq ft (118.7 m2) | Pedestrianised Street | Three Bedrooms | Lounge | Dining Room | Modern Kitchen | Utility | Large Family Bathroom WC | Separate WC | Front Garden | West Facing Rear Yard With Shed | Unfurnished | GCH & Part DG | Great Location | On Street Parking | Council Tax Band: C | EPC Rating: Bc

£1,650 PCM

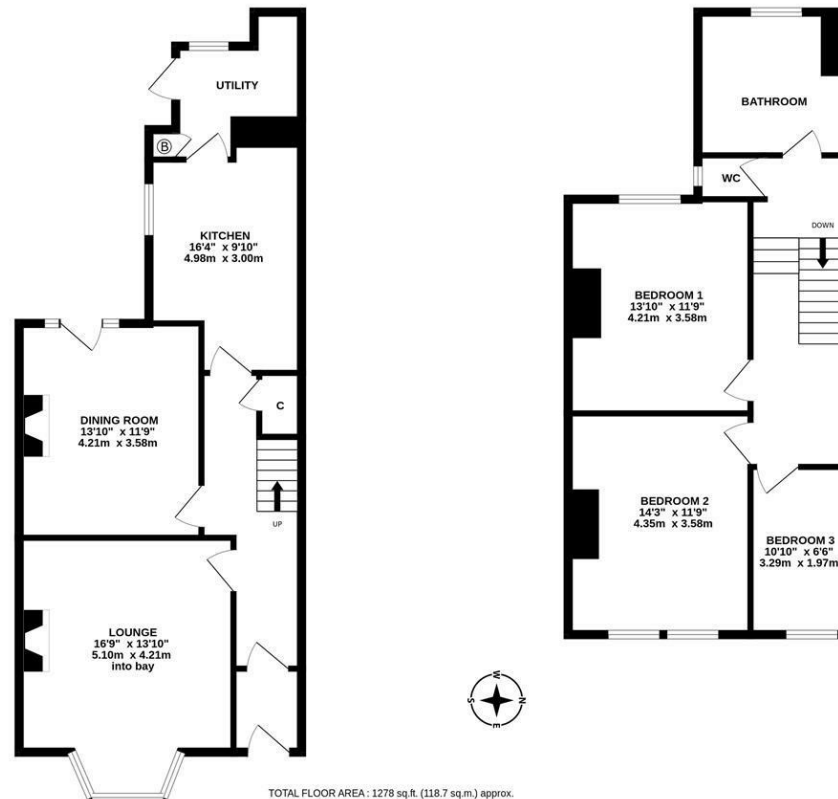
IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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 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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