



**\*\*AVAILABLE MARCH 2026\*\* \*\*FURNISHED\*\***  
 A fantastic family home, this mid terraced house is found on Armstrong Avenue, Heaton. A fine Victorian house, smart and stylish throughout complete with high ceilings, period features, modern furnishings and found in a brilliant location!

Set over two floors, the property briefly comprises an entrance porch and entrance hall. A welcoming lounge to the front with bay window, feature fireplace and original wood flooring. There is a second reception room, ideally used as either a dining room again with feature fireplace and original wood flooring. The rear of the ground floor is home to a spacious extended kitchen/diner, with appliances, tiled flooring and access to a separate utility room. The first floor comprises a spacious landing, three bedrooms, two large doubles with feature fireplaces and a smaller third bedroom, as well as a stunning family bathroom and separate WC. Externally there is a private yard to the rear and on street parking to the front.

The ideal family home, rare to the market and situated in a highly sought after location is available to professionals on a furnished basis.

Please Note: This property can only be rented to either a single family household or maximum of two individual sharers.

Available 2nd March 2026 | £1,650pcm | Victoria Terraced House | 1,497 Sq. ft (139.1 m<sup>2</sup>) | Fantastic Family Home | Highly Sought After Location | Three Bedrooms | Lounge | Dining Room | Extended Kitchen/Diner | Family Bathroom WC | Separate WC | Period Features | Private Rear Yard | On Street Parking | Furnished | GCH | Council Tax Band: C | EPC Rating: D

**£1,650 PCM**

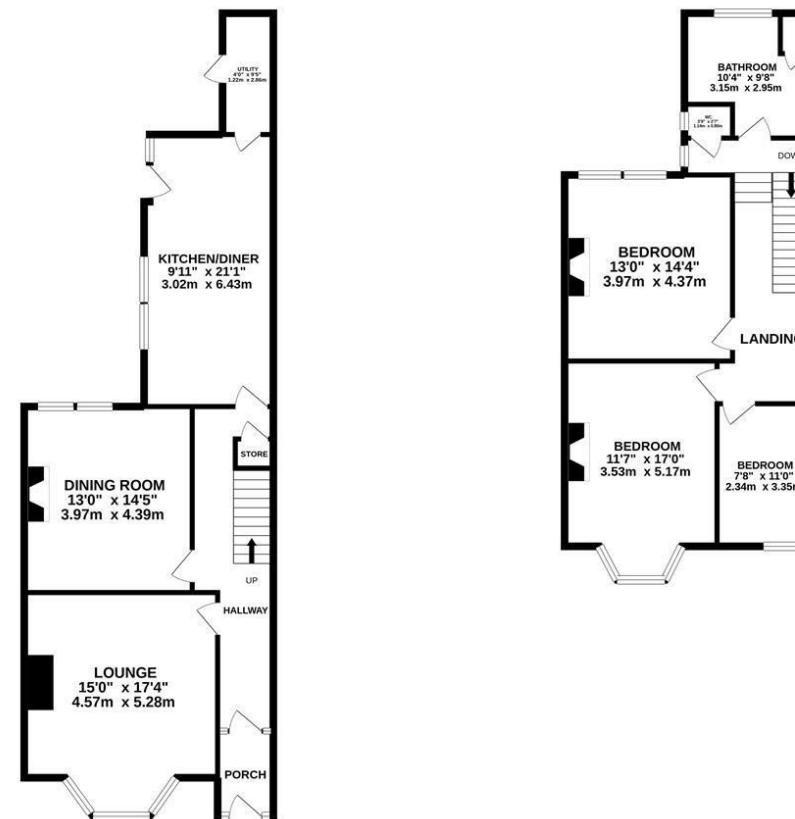
**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



818 sq.ft. (76.0 sq.m.) approx.



679 sq.ft. (63.1 sq.m.) approx.



**TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, windows 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.  
Maplewood Metropix 02021

