





**\*\*AVAILABLE IMMEDIATELY\*\***

**\*\*FURNISHED\*\*** A fantastic ground floor Tyneside flat, located in ever popular Sandyford on Kelvin Grove. This property boasts two similar sized bedrooms, spacious reception, 11ft kitchen in the full off shoot and is well furnished throughout. Situated in a great location close to a choice of restaurants, shops and transport links, not to be missed!



The accommodation briefly comprises entrance porch through to hallway with separate storage cupboard; bedroom one to the front with bay window; bathroom WC central to the flat with three piece suite; bedroom two to the rear; 14ft lounge with feature ornamental fireplace; large modern fitted kitchen with appliances. Externally there is a private yard to the rear and on street permit parking to the front.

Available on a furnished basis, this property is ideal for either a professional couple or sharers alike.

Available Immediately | £1,100pcm | Furnished | Ground Floor Tyneside Flat | 627 Sq. ft (58.3 m<sup>2</sup>) | Two Bedrooms | Lounge | Bathroom WC | Modern Fitted Kitchen | Private Rear Yard | On Street Permit Parking | Great Location | Council Tax Band: A | DG & GCH | EPC Rating: C

**£1,100 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  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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 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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