

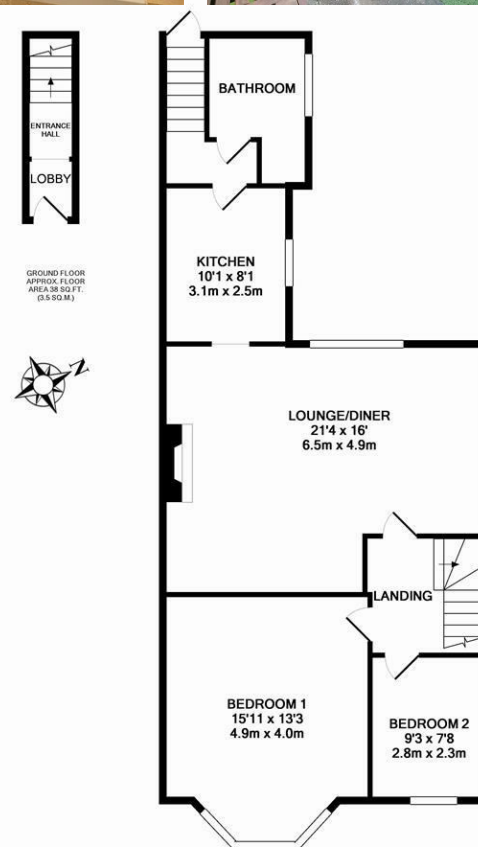
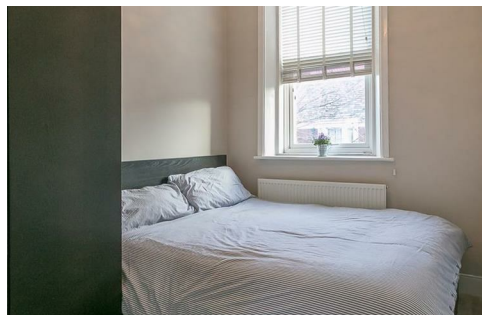


****AVAILABLE JULY 2026****

****FURNISHED**** A super stylish two bedroom upper 'Tyneside' flat ideally located on Helmsley Road, in the ever-popular suburb of Sandyford. Within close proximity to Newcastle City Centre the nightlife & shopping facilities of Jesmond, Sandyford also gives great access to Jesmond Dene.

The internal accommodation briefly comprises entrance lobby through to entrance hall with staircase to first floor landing, a 21ft open/plan lounge/diner with open fireplace, a superb high gloss kitchen with integrated appliances, rear hall, refitted plush family bathroom with four piece suite and 'Travertine' marble tiling, also with two spacious double bedrooms. With gas-fired central heating, double glazing and a shared yard to the rear, an internal inspection is deemed essential to fully appreciate the size and standard of accommodation on offer!

Available 27th July 2026 | £1,150pcm | Upper 'Tyneside' Flat | 838 Sq. ft (77.8m²) | Two Double Bedrooms | 21ft Open Plan Lounge/Diner | High Gloss Kitchen with Integrated Appliances | Rear Hall | Stylish Family Bathroom WC | Well Presented Throughout | Furnished | GCH & DG | Council Tax Band: A | EPC Rating: C



GROUND FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(6.8 SQ.M.)



KITCHEN
10'1 x 8'1
3.1m x 2.5m

LOUNGE/DINER
21'4 x 16'
6.5m x 4.9m

BEDROOM 1
15'11 x 13'3
4.9m x 4.0m

BEDROOM 2
9'3 x 7'8
2.8m x 2.3m

1ST FLOOR
APPROX. FLOOR
AREA 800 SQ.FT.
(74.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.8 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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£1,150 PCM

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