





**\*\*AVAILABLE NOVEMBER 2024\*\***  
**\*\*UNFURNISHED\*\*** **\*\*AVAILABLE TO**  
**MAX TWO PROFESSIONAL**  
**SHARERS\*\*** A smart and stylish three  
 bedroom upper 'Tyneside' flat ideally located  
 on Nuns Moor Road, in the ever-popular  
 suburb of Fenham. Within close proximity to  
 the local shops, amenities and transport links  
 of Wingrove Road, also walking distance to  
 Newcastle city centre!

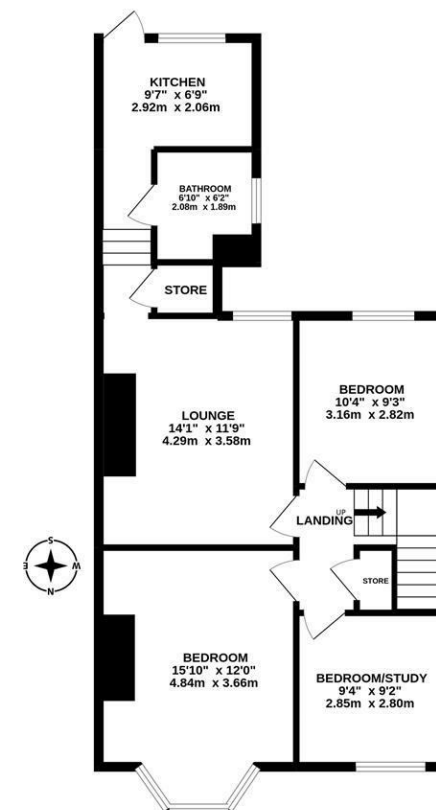
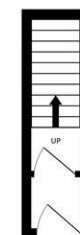
Well presented throughout, the internal  
 accommodation briefly comprises entrance  
 lobby through to staircase to first floor  
 landing; master bedroom to the front, a large  
 double with bay window; second bedroom  
 also at the front which could also act as a  
 study; third double bedroom to rear of the  
 flat; spacious lounge with fitted storage  
 space; rear hallway leading to separate store  
 cupboard; family bathroom WC; fitted  
 kitchen with appliances. Externally there is  
 private yard space to the rear with up and  
 over garage door, to the front there is on  
 street parking. Available on an unfurnished  
 basis with gas central heating and double  
 glazed windows.

Please note: This property can only be let to  
 either a family or maximum of two  
 individual sharers.

Available 12th November 2024 | £850pcm  
 | Well Presented Throughout | 769 Sq. ft  
 (71.5 m2) | Three Bedrooms | Upper  
 Tyneside Flat | Lounge | Kitchen |



Bathroom WC | Unfurnished | Great  
 Location | Fully Double Glazed | Gas  
 Central Heating | Private Rear Yard |  
 Council Tax Band: A | EPC Rating: D



TOTAL FLOOR AREA: 769 sq. ft. (71.5 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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**£850 PCM**

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