

\*\*AVAILABLE IMMEDIATELY\*\*

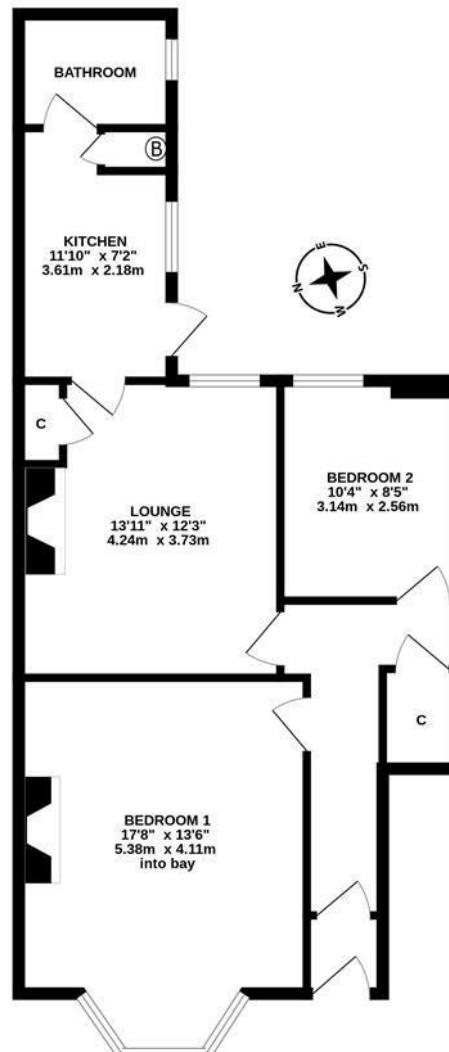
\*\*FURNISHED\*\* A smart and stylish ground floor Tyneside style flat, spacious and homely throughout, boasting a recently fitted (2024) modern kitchen and bathroom, as well as period features and found in a fantastic location close to an abundance of local shops and great transport links. Ideal for a couple or two professional sharers alike, this excellent property is not to be missed!

Set behind a small town garden, the property briefly comprises; entrance porch through to hallway with storage cupboard; bedroom one to the front, measuring 17ft with bay window and gas fireplace; bedroom two to the rear, could also alternatively be utilised as either a guest room or separate study if preferred; lounge with feature fireplace and fitted alcove storage; modern fitted kitchen with appliances, tiled splash-backs and wood flooring; stylish; bathroom WC, fully tiled with three piece suite. Externally there is a private, South-facing yard to the rear and on street parking to the front. Available on a furnished basis, with gas central heating & double glazed windows.

Available Immediately | £1,100pcm | Furnished | Ground Floor Flat | 675 Sq ft (62.7 m<sup>2</sup>) | Lounge | Two Double Bedrooms | Modern Kitchen | Plush Bathroom WC | Great South Gosforth Location | South Facing Rear Yard | On Street Parking | GCH & DG | Council Tax Band: A | EPC Rating: D

**£1,100 PCM**

GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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 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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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.

