



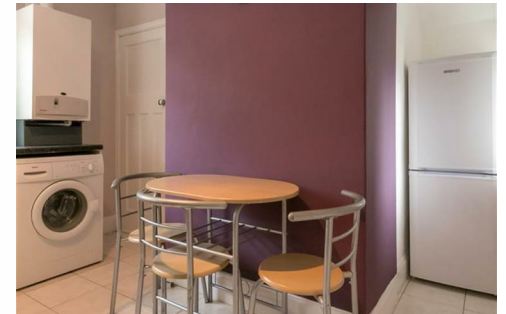
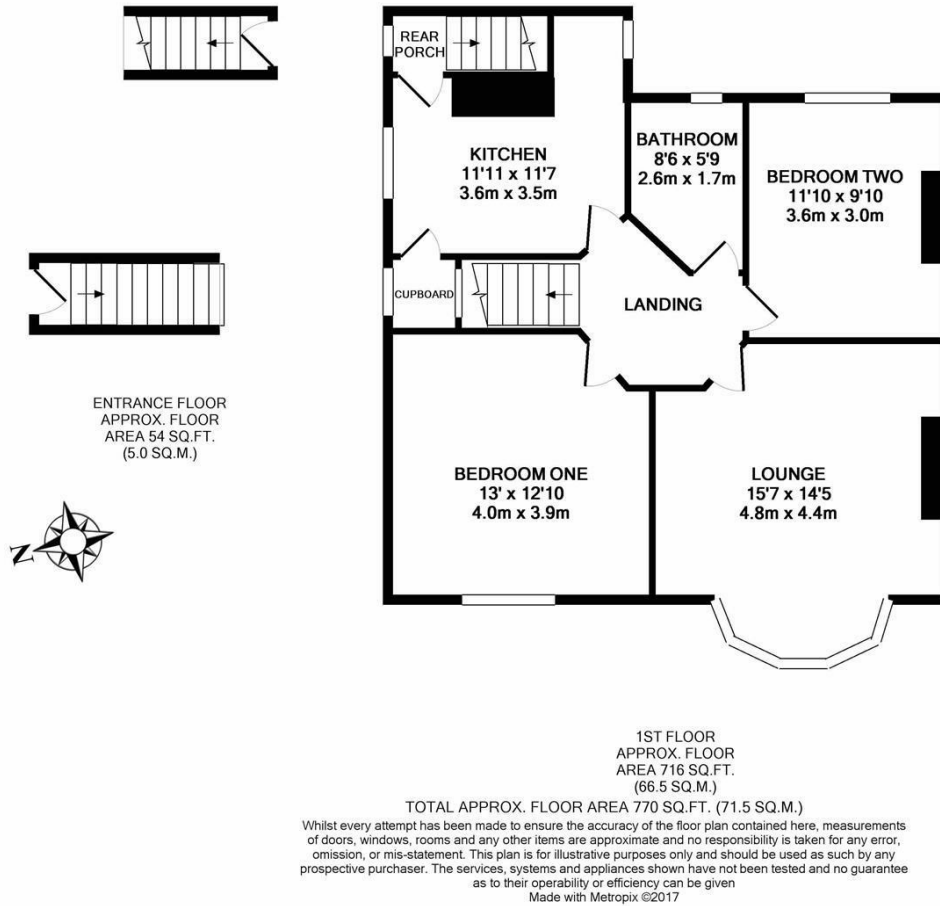


**\*\*AVAILABLE SEPTEMBER 2025\*\***

**\*\*FURNISHED\*\*** A well presented first floor flat on Ferndene Grove, High Heaton. Ideally located close to Sainsbury's supermarket, Benton Road also enjoys good transport links into the City Centre and beyond via Four Lane Ends Metro Station and local bus links.

Situated on the first floor, the accommodation briefly comprises: a bright and spacious lounge with a bay window and a large leather sofa. There are two good sized double bedrooms, the master at the front and the second double to the rear. There is a smart and stylish bathroom WC, a kitchen/diner which is modern with appliances including an electric oven & hob, fridge freezer and a washing machine. Externally there is a private pebbled yard to the rear with fenced boundaries, with both an off street parking space and on street permit parking to the front. Well presented throughout with gas central heating, double glazing, this fantastic property simply demands an early internal inspection!

Available 8th September 2025 | £975pcm |  
Furnished | First Floor Flat | 770 Sq ft (61.5m2) |  
Two Double Bedrooms | Kitchen/ Diner |  
Lounge | Stylish Bathroom WC | Great Location  
| Private Rear Yard | Off Street & Permit Parking  
| GCH & DG | Council Tax Band: A | EPC  
Rating: Tbc



**£975 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.

