



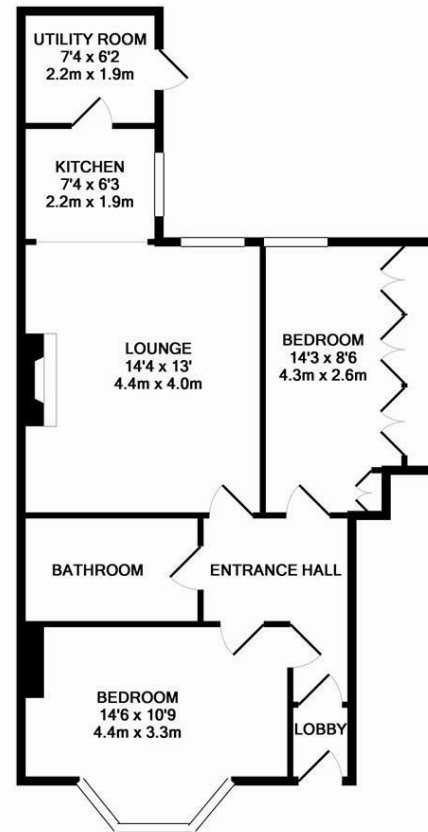
**\*\*AVAILABLE IMMEDIATELY\*\*** £140pppw  
**\*\*FURNISHED\*\*** This two bedroom, ground floor 'Tyneside' flat with a private rear yard is ideally located on Helmsley Road, in the ever-popular suburb of Sandyford. Within close proximity to Newcastle City Centre the nightlife & shopping facilities of Jesmond, Sandyford also gives great access to Jesmond Dene!



The accommodation briefly comprises: entrance lobby with door through to entrance hall; two double bedrooms - bedroom one to the front with walk-in bay; bedroom two with fitted wardrobe space; a central bathroom WC; lounge open plan to kitchen and also a separate utility room. With a decked private rear yard, tall ceilings, a condensing 'combi' boiler, double-glazing and wood flooring, early viewings are advised.

Ideal on a furnished basis for two student or post-graduate sharers.

Available Immediately | £140pppw/ £1,213.33 | Ground Floor 'Tyneside' Flat | 680 Sq. ft (63.2m<sup>2</sup>) | Two Double Bedrooms | Open Plan Lounge/ Kitchen | Bathroom WC | Private Rear Yard | Utility Room | Wood Flooring | DG & GCH | Great Location | Furnished | Council Tax Band: A | EPC Rating: C



TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.2 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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**£1,213 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.

