



**\*\*AVAILABLE IMMEDIATELY\*\***

**\*\*UNFURNISHED\*\*** A slick and modern terraced house, refurbished throughout in 2023 found on Cleghorn Street, only a stone's throw from the conveniences of Chillingham Road in ever popular Heaton, the property boasts modern fixtures & fittings and is a wonderful family house not to be missed!

Boasting in excess of 780sq ft and set behind wrought iron railings, the property briefly comprises an entrance porch with stairs leading to first floor; on the ground floor a spacious lounge area to the front open to a 16ft dining room area; large under-stairs store cupboard; modern fitted kitchen; plush family bathroom WC to rear off shoot; the first floor comprises three bedrooms, two spacious doubles and a smaller third bedroom. Externally there is a large private yard to the rear providing off street parking space for a small vehicle, there is also an outhouse storage cupboard. To front there is a small town garden set behind gated railings as well as on street parking.

Fully refurbished throughout in 2023, with gas central heating and double glazed windows. A great house ideal for a family or professional sharers alike.

Please Note: this property can only be let to either a single family household or maximum of two individual sharers.

Available Immediately | £1,250pcm | Unfurnished | Terraced House | 782 Sq. ft (72.7 m<sup>2</sup>) | Three Bedrooms | Lounge Area | Open Plan Dining Room Area | Modern Fitted Kitchen | Bathroom WC | Max Two Individual Sharers Permitted | GCH & DG | Private Rear Yard | Great Location | Close To Public Transport Links | Council Tax Band: A | EPC Rating: Tbc

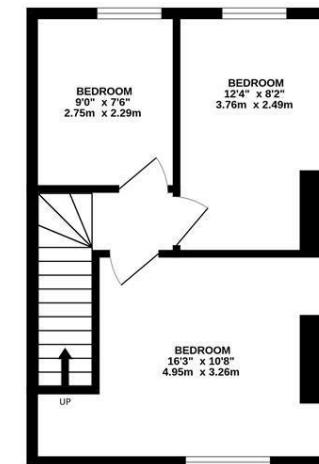
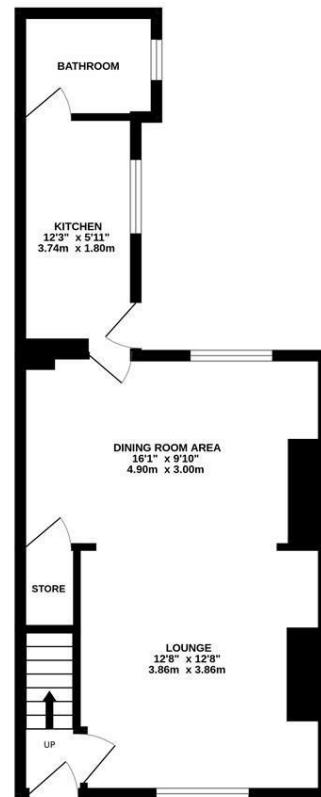
**£1,250 PCM**

**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.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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. These plans are for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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