

****AVAILABLE AUGUST 2021****
****SPACIOUS ONE BEDROOM FLAT****
****PRIVATE OUTSIDE SPACE****

****FURNISHED**** This well-presented lower 'Tyneside' flat is ideally located on Stoneyhurst Road, South Gosforth. Stoneyhurst Road, situated at the tip of Sandringham Road is conveniently placed close to Sainsbury's Local, the Brandling Villa and within walking distance of Gosforth High Street with its shops, cafés and restaurants and many amenities. The flat is also conveniently situated close to both South Gosforth & Ilford Road Metro Stations, providing easy access into Newcastle City Centre and beyond!

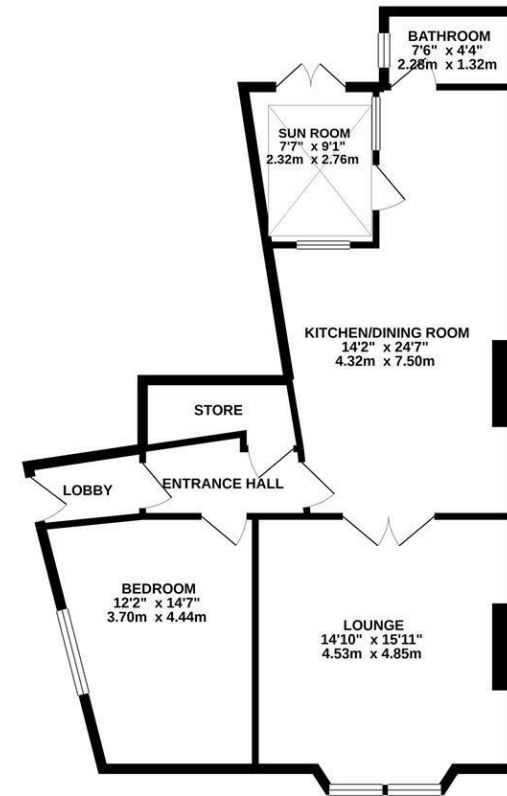
Boasting in excess of 800 Sq ft of internal living accommodation the property briefly comprises: entrance lobby through to entrance hall with large store cupboard; a large double bedroom to the front; a lounge also to the front with bay window and double doors leading to a fantastic 24ft open plan kitchen/ dining room, with wood flooring, integrated appliances, stylish kitchen units and wooden worktops; stylish re-fitted, fully tiled bathroom WC; sun room with French doors leading to the private rear courtyard with both artificial lawn and patio area as well as an up & over garage door leading to rear lane. To the front and side externally the property also offers further outside space, again private set behind tall hedges.



GROUND FLOOR
 827 sq.ft. (76.8 sq.m.) approx.

With stripped wooden flooring, tall ceilings, fully double-glazed, with a newly installed gas 'combi' boiler, this property is ideal for a professional couple or single occupant alike and should not be missed!

Available 1st August 2021 | £850pcm |
 Furnished | Lower 'Tyneside' Flat | 827 Sq
 ft (76.8 m2) | One Double Bedroom | Two
 Reception Rooms | 24ft Open Plan
 Kitchen/ Dining Room | Lounge | Stylish
 Re-fitted Bathroom WC | Well Presented
 Throughout | Sun Room | GCH & DG |
 Great Location | Private Outside Space |
 On Street Parking | EPC Rating: D



TOTAL FLOOR AREA : 827 sq.ft. (76.8 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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