

To Rent

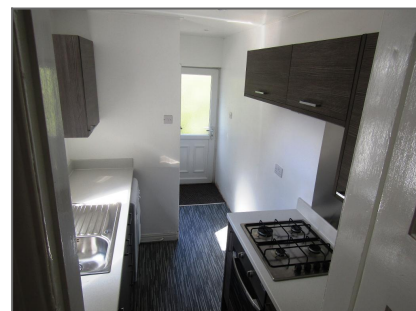
Ridley Gardens, Swalwell, Swalwell, NE16



**£450 per month**

**3 bedroom Flat**

- ✓ Upper Flat with Enclosed Rear yard
- ✓ 3 Bedrooms
- ✓ Lounge
- ✓ Fitted Kitchen
- ✓ Bathroom w/c
- ✓ Furnished
- ✓ Convenient Location



## Description

PETER ROSS are pleased to offer for let this deceptively spacious three bedroom upper flat situated in Ridley Gardens, Swalwell. Benefitting from gas central heating and double glazing, the property briefly comprises: entrance lobby, stairs to the first floor, lounge, fitted kitchen, three bedrooms and the family bathroom / wc. Externally the property has an enclosed yard to the rear. Conveniently located within walking distance of the Metro Centre and all the local shops, schools and amenities. The property also provides easy access to local public transport routes as well as the A1, Newcastle and Gateshead City Centres. EARLY VIEWINGS ADVISED. Call 0191 4886080 for further information or to arrange your appointment to view.

## Ground Floor

**ENTRANCE HALL** - Entrance hall, staircase leading to the first floor landing.

## First Floor

**FIRST FLOOR LANDING** - Loft access. Doors to the lounge and all three bedrooms.

**LOUNGE** - 12' 3" x 10' 5" (3.74m x 3.2m) Double glazed window to the rear, coving to the ceiling, two storage cupboards, gas central heating radiator, television point, feature electric fireplace. Door to the fitted kitchen.

**FITTED KITCHEN** - 10' 2" x 6' 11" (3.12m x 2.12m) Double glazed window to the side, fitted wall and base units, roll top work surfaces, built-in electric oven, gas hob, circular sink unit with mixer tap and tiled splashback, plumbed for automatic washer. UPVC door to external, door to the family bathroom / wc.

**BEDROOM ONE** - 13' 1" x 12' 7" (4.01m x 3.85m) Double glazed bay window to the front, gas central heating radiator.

**BEDROOM TWO** - 8' 2" x 7' 10" (2.5m x 2.4m) Double glazed window to the rear, gas central heating radiator.

**BEDROOM THREE** - 8' 0" x 8' 0" (2.44m x 2.44m) Double glazed window to the front, gas central heating radiator.

**FAMILY BATHROOM/WC** - Double glazed window to the rear, low level wc, panelled bath with shower over, pedestal wash hand basin, tiled walls, tiled flooring.

## Exterior



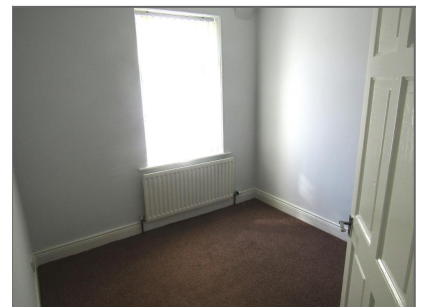
Additional Kitchen



Bedroom One



Bedroom Two



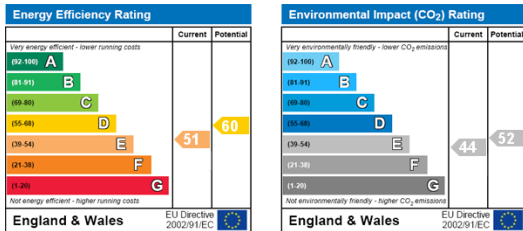
Bedroom Three

**ADMINISTRATION FEES** - When you apply for a tenancy there will be an administration fee to pay. For further details on this charge or any additional advice on letting a property, please contact our branch directly on 0191 488 6080.



Shower Room/w.c

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.