

To Rent

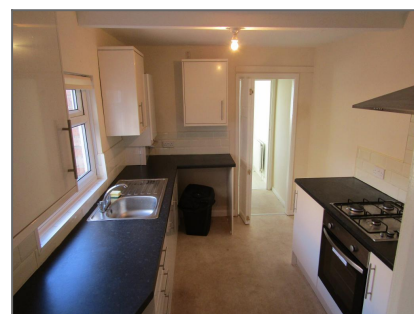
Clephan Street, Dunston, Dunston, NE11



**£475 per month**

**3 bedroom Upper Flat**

- ✓ **\*\*First Two Months Incentive £425.00\*\***
- ✓ **Spacious 3 Bedroom Upper Flat**
- ✓ **Convenient & Popular Location**
- ✓ **Lounge**
- ✓ **Kitchen with Integrated Fridge & Freezer**
- ✓ **Shared Rear Yard**
- ✓ **Available**



## Description

\*\*\* FIRST TWO MONTH'S INCENTIVE AT £425.00\*\*\*

PETER ROSS are pleased to offer to the rental market this three bedroom upper flat on CLEPHAN STREET, Dunston. Ideally located for easy access to the Metrocentre, A1 and Newcastle city centre.

The property benefits from gas central heating and double glazing and in brief comprises of: Entrance hallway, stairs to first floor, family bathroom, lounge, three bedrooms, kitchen and family bathroom. With stairs leading from rear door giving access to the shared rear yard. Overall a spacious upper flat conveniently situated for access to all the local amenities. Available immediately on an unfurnished basis but with integrated fridge and freezer, please contact our Whickham Branch on 0191 488 6080 / sales@peterross.co.uk for more information or to arrange your appointment to view.

## Ground Floor

**Entrance Hallway** - UPVC part glazed front door, stairs leading to the first floor

## First Floor

**First Floor Landing** - Loft access ,doors to all three bedrooms and the lounge.

**Lounge** - 14' 2" x 13' 1" (4.33m x 3.99m) Double glazed window to the rear, television and telephone points, gas central heating radiator. Door leading to the kitchen.

**Fitted Kitchen** - 10' 2" x 7' 11" (3.1m x 2.43m) Double glazed window to the side, single sink unit with dual taps, electric oven, gas hob, extractor hood. Fitted with a range of wall and base units, with integrated fridge and freezer, plumber for washing machine, tiled splashback's, door to family bathroom and access to shared rear yard.

**Family Bathroom** - Double glazed frosted window to the rear, gas central heating radiator, low level w/c, panelled bath, wash hand basin.

**Bedroom One** - 13' 6" x 12' 1" (4.14m x 3.69m) Two double glazed windows to the front, gas central heating radiator, fire inset with tiled surround, telephone point.

**Bedroom Two** - 10' 0" x 7' 4" (3.06m x 2.24m) Double glazed window to the rear, gas central heating radiator.

**Bedroom Three** - 9' 2" x 7' 10" (2.8m x 2.41m) Double glazed window to the front, gas central heating radiator.



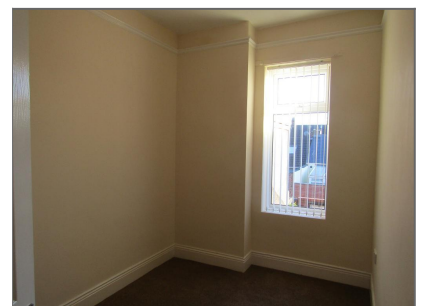
Kitchen Additional



Family Bathroom



Bedroom one



Bedroom Two

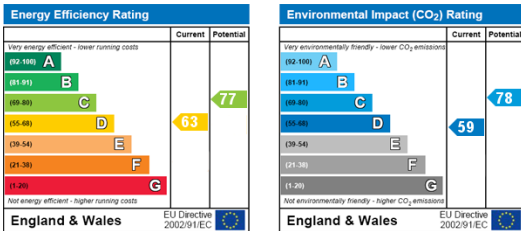
## Exterior

**EXTERNAL** - Shared yard to the rear.



Bedroom Three

## 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.