

To Rent

Axwell Terrace, Swalwell, Swalwell, NE16



**£475 per month**

### 3 bedroom Upper Flat

- ✓ Spacious 3 Bedroom Upper Flat
- ✓ Immaculately Presented
- ✓ Lounge & Fitted Kitchen
- ✓ un Furnished
- ✓ Three Piece Family Bathroom
- ✓ Gas Central Heating & Double Glazing
- ✓ Shared Rear Yard
- ✓ Available NOW



## Description

A SUPERB EXAMPLE OF A THREE BEDROOM UPPER FLAT ideally located for easy access to the A1, Newcastle City Centre and the Metro Centre. Immaculately presented throughout with new carpets throughout and freshly decorated, benefiting from gas central heating (via combination boiler) and double glazing, it briefly comprises: entrance lobby, stairs to the first floor, lounge, modern fitted kitchen, three bedrooms and the family bathroom / wc. Externally there is a shared yard to the rear. Overall, a spacious flat presented to the highest of standards in a convenient location. Available NOW on a unfurnished basis. Ideal for professional couples and small families. Call our Whickham branch on 0191 488 6080 for further information or to arrange your appointment to view.

## Ground Floor

**ENTRANCE HALLWAY** - Double glazed front door to entrance, stairs to the first floor, new carpet.

## First Floor

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

**LOUNGE / DINER** - 13' 0" x 12' 4" (3.98m x 3.77m) Double glazed window to the rear, gas central heating radiator, television point, inset wall-mounted modern gas fireplace, new carpet.

**FITTED KITCHEN** - 9' 11" x 6' 5" (3.03m x 1.98m) Double glazed window to the side, gas central heating radiator, fitted wall and base units, plumbed for automatic washer, roll top work surfaces, built-in electric oven with gas hob and extractor hood over, 1 1/2 sink drainer unit with mixer tap and tiled splash back, tiled flooring, wall-mounted combi boiler, double glazed UPVC door leading to steps down to the shared rear yard.

**BEDROOM ONE** - 13' 6" x 10' 1" (4.14m x 3.08m) Two double glazed windows to the front, gas central heating radiator, coving to the ceiling, new carpet.

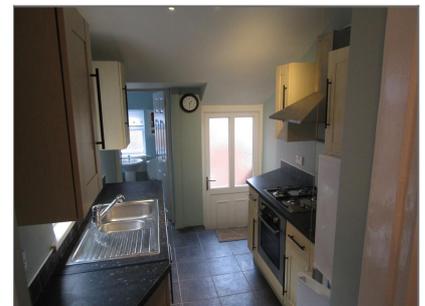
**BEDROOM TWO** - 9' 0" x 6' 11" (2.75m x 2.12m) Double glazed window to the front, gas central heating radiator, new carpet.

**BEDROOM THREE** - Double glazed window to the rear, gas central heating radiator, coving to the ceiling, new carpet.

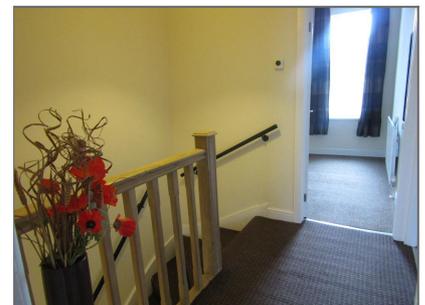
**FAMILY BATHROOM / WC** - Double glazed window to the rear, low level wc,



Entrance



Fitted Kitchen



First Floor Landing



Bedroom One



panelled p-shape bath with shower over, pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls.

## Exterior

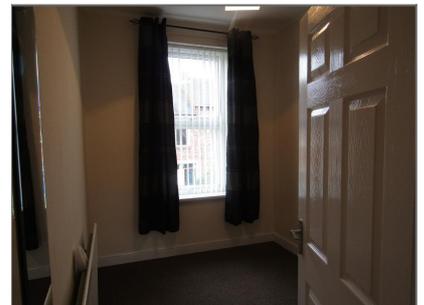
**EXTERNAL** - Shared yard to the rear.



Bedroom Two



Bedroom Two Additional

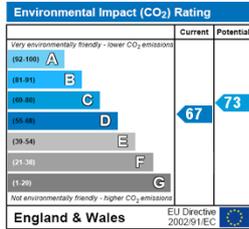
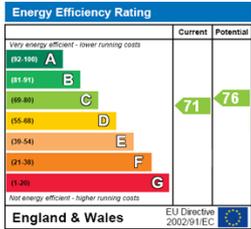


Bedroom Three



Family Bathroom

## 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.