

To Rent

Clephan Street, Dunston, Dunston, NE11



**£395 per month**

**2 bedroom Upper Flat**

- ✓ Upper Flat
- ✓ Deceptively Spacious
- ✓ Two Double Bedrooms
- ✓ Lounge & Kitchen
- ✓ Bath/Shower Room /W.C
- ✓ Shared Rear Yard
- ✓ Off Street Parking
- ✓ Available Immediately



## Description

PETER ROSS are pleased to welcome to the rental market this spacious two bedroom upper-flat situated in CLEPHAN STREET, DUNSTON. The property has been recently been decorated throughout. Benefitting from gas central heating and double glazing and in brief comprises: entrance lobby, stairs up to the first floor landing, lounge, kitchen, two bedrooms and a family bathroom / wc. Externally there is a shared yard to the rear and a driveway to the front providing off-street parking. Overall a spacious upper-flat in an ideal location, within close proximity of all the local amenities, providing easy access to the Metro Centre and the A1 for commuting. Early viewings are advised in order to avoid disappointment. Call 0191 488 6080 for further information or to arrange your appointment to view. It must be stated that the Landlord is a member of staff at Peter Ross.

## Ground Floor

**Entrance door to lobby -**

**Lobby -** Stairs up to the first floor landing.

**Stairs up to the first floor landing -**

## First Floor

**Landing -** Laminate floor, loft access and power points.

**Lounge - 14' 5" x 12' 7" (4.41m x 3.86m)** Double glazed window over looking the rear elevation, tv and power points, laminate floor, storage cupboards and door to the kitchen.

**Kitchen - 11' 7" x 5' 10" (3.55m x 1.8m)** Wall and base units with bench tops incorporating a stainless steel sink and drainer with mixer tap and splash backs. Double glazed window over looking the rear elevation, power points, laminate floor, radiator, boiler and extractor fan. Rear entrance door to yard.

**Bedroom One - 13' 8" x 11' 3" (4.19m x 3.44m)** Two double glazed windows over looking the front elevation, power points and laminate floor.

**Bedroom Two - 8' 9" x 8' 8" (2.67m x 2.65m)** Double glazed window over looking the front elevation, radiator, power points and laminate floor.

**Bath/Shower room/w.c -** Three piece suite comprising of paneled bath, low level w.c and pedestal wash hand basin. Shower cubicle with shower over, splash backs, radiator and double glazed frosted window over looking the rear elevation.



Additional Kitchen



Bedroom One



Bedroom Two



Bath /Shower room/w.c



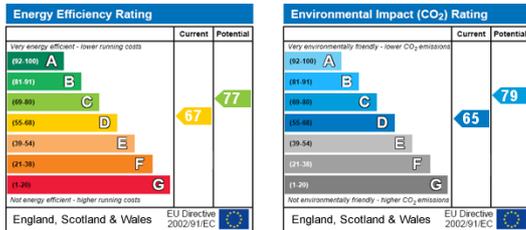
## Exterior

**Yard & Driveway** - Shared yard to the rear, shared driveway to the front.



Landing

## 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.