



FOR SALE



11 Monday Crescent, Newcastle Upon Tyne, NE4 5BE

£1,150 PCM

- Four Double Bedrooms
- Kitchen/Dining Room
- Ground Floor WC
- On-Street Parking
- EPC Rating - D
- Furnished Family Home
- Gas Central Heating Via Combi-Boiler
- 1 Mile To Newcastle City Centre
- Two Open plan Reception Rooms
- Viewings Highly Recommended

THE PROPERTY

A deceptively spacious furnished family home with four double bedrooms...

Bell Estate Agents are pleased to welcome to the market this excellent size family home situated within easy reach (approx 1 mile.) of Newcastle City Centre. The main entrance is located to the front of the property which leads into a reception vestibule which offers a generous storage cupboard and a downstairs WC with wash basin. Located to the right hand side and facing the front aspect is the light and spacious living room, to the rear of the property is a second reception room which can also be used as a dining area. The kitchen/diner is an excellent size and is fitted with a range of wall and base mounted storage units topped with contrasting work tops and is tiled to splash back. It is fully fitted with appliances and has spot lights to the ceiling along with a sliding door which allows access to the rear. To the first floor accommodation. All four bedrooms are good sized doubles and benefit from having either wardrobes or built in storage cupboards. The family bathroom is fitted with a modern white suite comprising of a shower cubicle with glass screen, low level WC, bidet and pedestal wash basin.

Externally to the front of the property there is a large low maintenance enclosed paved garden. To the rear there is a smaller yard which is also paved for low maintenance.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

