



PER CALENDAR MONTH

**£850 Per Calendar Month**

**Biddlestone Road**

Newcastle Upon Tyne, NE6 5SL

Available now, unfurnished. Situated on a desirable street, this charming flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests. The kitchen and bathroom are thoughtfully designed, ensuring both functionality and style.

This property is situated in a vibrant area, close to local amenities, shops, and transport links, making it an excellent choice for those who value accessibility and community. This flat presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Don't miss the chance to make this delightful flat your own.

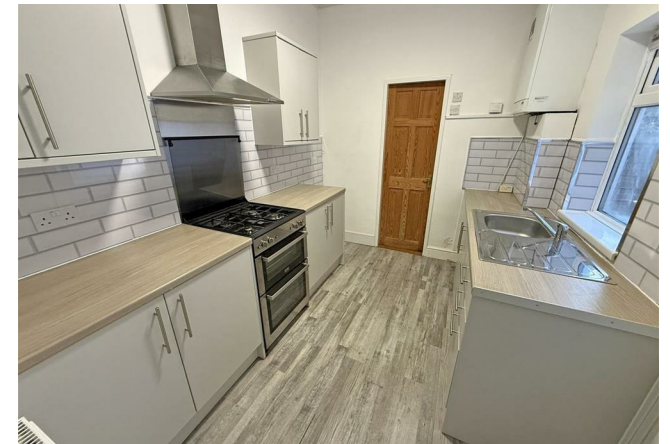
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## LOCAL AUTHORITY

Newcastle upon tyne

## TENURE

## COUNCIL TAX BAND

A

## VIEWINGS

By prior appointment only

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 76        |
| (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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

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