

# abode living



65 Falmouth Road  
Heaton, Newcastle Upon Tyne, NE6 5NS

**£1,400 PCM**



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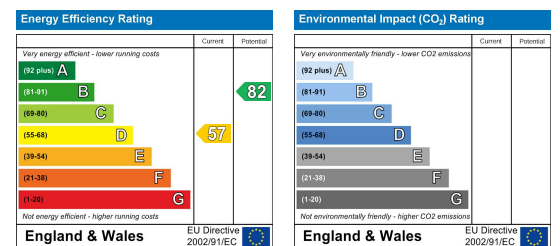
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our NEWCASTLE Office on 01912761111 if you wish to arrange a viewing appointment for this property or require further information.

- Available 1st September 2022
- Room available in shared house
- £80pppw / £1400pcm
- Dishwasher facility
- Recently renovated to a high standard
- Two full bathrooms
- Spread over three floors
- Private yard to rear



Available 1st September 2022 - 4 bedrooms - £1400pcm/£80pppw Within Walking Distance of Universities - Spread over three floors - Modern house - Fully furnished - Beautiful bathrooms

Located a short walk away from Newcastle and Northumbria Universities, close to shops and restaurants, and a 5 minute bus or Underground Metro service direct into all areas into the City's amazing night life, ABODE offers for rent this four bedroom first floor maisonette on Falmouth Road in the student suburb of Heaton. The property is spread over three floors and briefly consists of: Hallway, lounge with sofas and coffee table through to kitchen with oven and hob, dishwashing facility, washing machine and integrated fridge and freezer. Four furnished double bedrooms supplied with computer desks and full sized wardrobes and chest of drawers. Facilities include 2 bathroom suites with shower cubicles, wash basin and W/C toile. Warmed via gas central heating and fully double glazed.

Parks in the close vicinity include Heaton Park and Jesmond Dene, all shops, banks and cafes are a short walk away onto Chillingham Road. Living here you and your friends will benefit from easy access to our underground Metro train network which gives you fast access to our coastal hot spots, and Newcastle's friendly night life. Property will come freshly cleaned and painted for next student season.

View early to avoid disappointment as demand is expected to be high. Pets and Smoking (inside) are not accepted.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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