



# Trading Places

Coastal and Country Property Specialists



## 9 Meadow Vale Shiremoor, Newcastle Upon Tyne, NE27 0BD

Trading Places are delighted to bring to the rental market this four bedroom, detached home in a desirable area of Northumberland Park. The location offers access to all essential amenities and public services. This fantastic home is well positioned for local shopping facilities and schools, as well as having easy access to the A19 for commuting into Newcastle City Centre and neighbouring coastline towns such as Whitley Bay and Tynemouth. The Silverlink Retail Park offers further shops, outlets, restaurants, cafes and cinema entertainment.

This detached property briefly comprises; entrance hallway, lounge, dining room, kitchen, downstairs wc, master bedroom with en-suite, three further bedrooms and a family bathroom. Externally, the property enjoys a private south westerly facing rear garden, and to the front of the property there is the drive providing off street parking and access to integral single garage.

**£1,500 PCM**

# 9 Meadow Vale

Shiremoor, Newcastle Upon Tyne, NE27 0BD



- Detached Four Bedroom Home
- Popular Residential Locations
- Single Garage
- Master with En-Suite
- Double Glazed
- Good Transport Links
- South West Facing Garden
- Central Heating

## Entrance Hallway

## Lounge

16'4" x 11'1" (5.0 x 3.4)

## Dining Room

14'11" x 10'0" (4.57 x 3.05)

## Kitchen

11'3" x 7'10" (3.43 x 2.41)

## Utility

## Downstairs WC

## Landing

## Bedroom One

11'3" x 11'2 (3.43m x 3.40m)

## En-Suite

## Bedroom Two

11'3 x 9'4 (3.43m x 2.84m)

## Bedroom Three

10'5 x 8' (3.18m x 2.44m)

## Bedroom Four

10'9 x 8 (3.28m x 2.44m)

## Bathroom

## Integral Garage

16'9 x 8'10 (5.11m x 2.69m)

## Front Gardens

## Rear Gardens

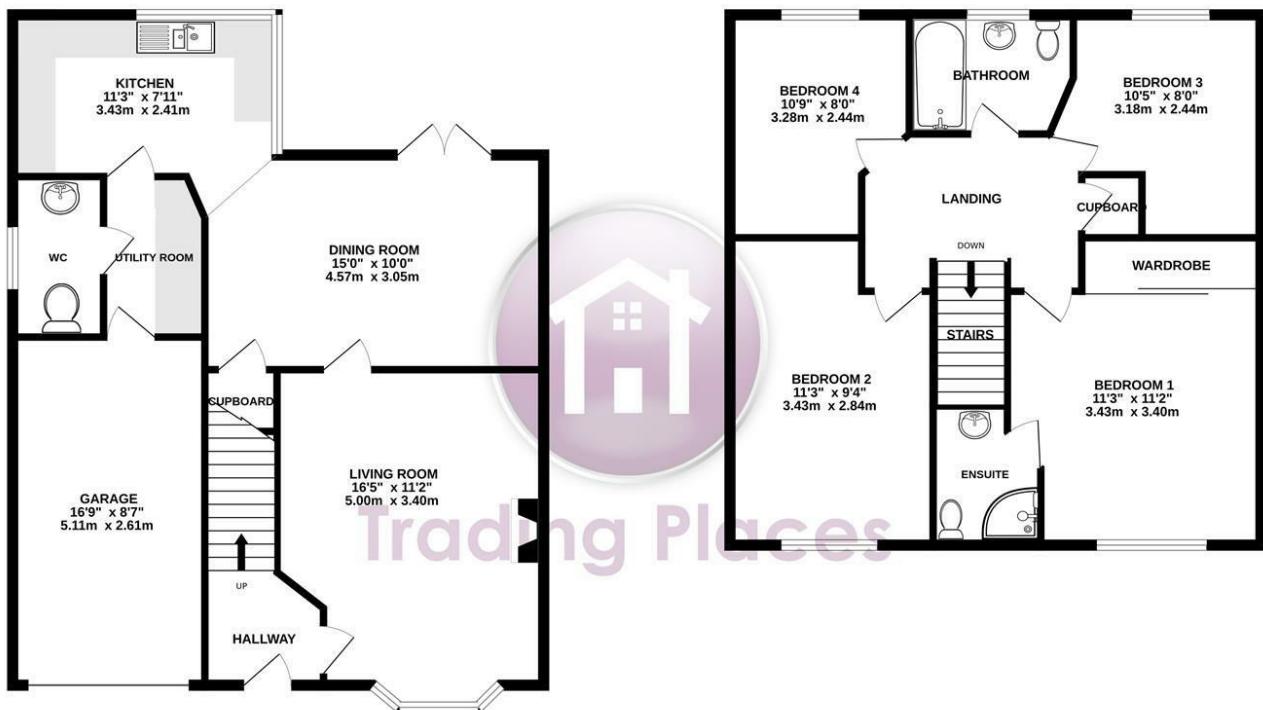




## Floor Plan

GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the sole purpose of sale and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		84
(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		

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