



Trading Places



26 Otterburn Close , Forest Hall, NE12 9QY

** One Bedroom Ground Floor Flat ** Available May 2024 ** Close To Transport Links **

Trading Places welcome to the rental market this one bedroom, ground floor flat, located in a popular area of Forest Hall on Otterburn Close. Situated close to local shopping facilities, amenities and having easy access to transport links for commuting into Newcastle. The flat benefits from gas central heating, double glazing and briefly comprising of: entrance lobby, lounge, kitchen, one double bedroom and a bathroom.

Council Tax band A. EPC Rating D.

Viewings are by appointment through Trading Places on 0191-2511189.

£600 Per Calendar Month

26 Otterburn Close , Forest Hall, NE12 9QY



- Ground Floor Flat
- Fitted Kitchen
- One Double Bedroom
- Bathroom
- Lounge
- Available May 2024

Entrance Lobby

Double glazed panel door, radiator.

Lounge

10'5" x 13'3" (3.20 x 4.04)

Double glazed window to the side, radiator, door to bedroom and door to kitchen

Kitchen

4'11" x 8'2" (1.52 x 2.51)

Fitted with wall and base units, work surfaces, single sink and drainer, built in storage cupboard housing the boiler, plumbed for washing machine, double glazed window to the rear and radiator.

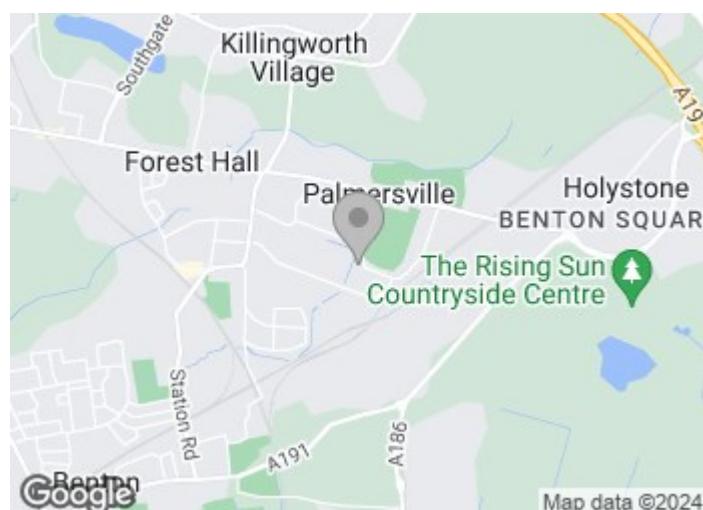
Bedroom

9'10" x 8'0" (3.02 x 2.46)

Double glazed window to the side, fitted wardrobes and radiator.

Bathroom

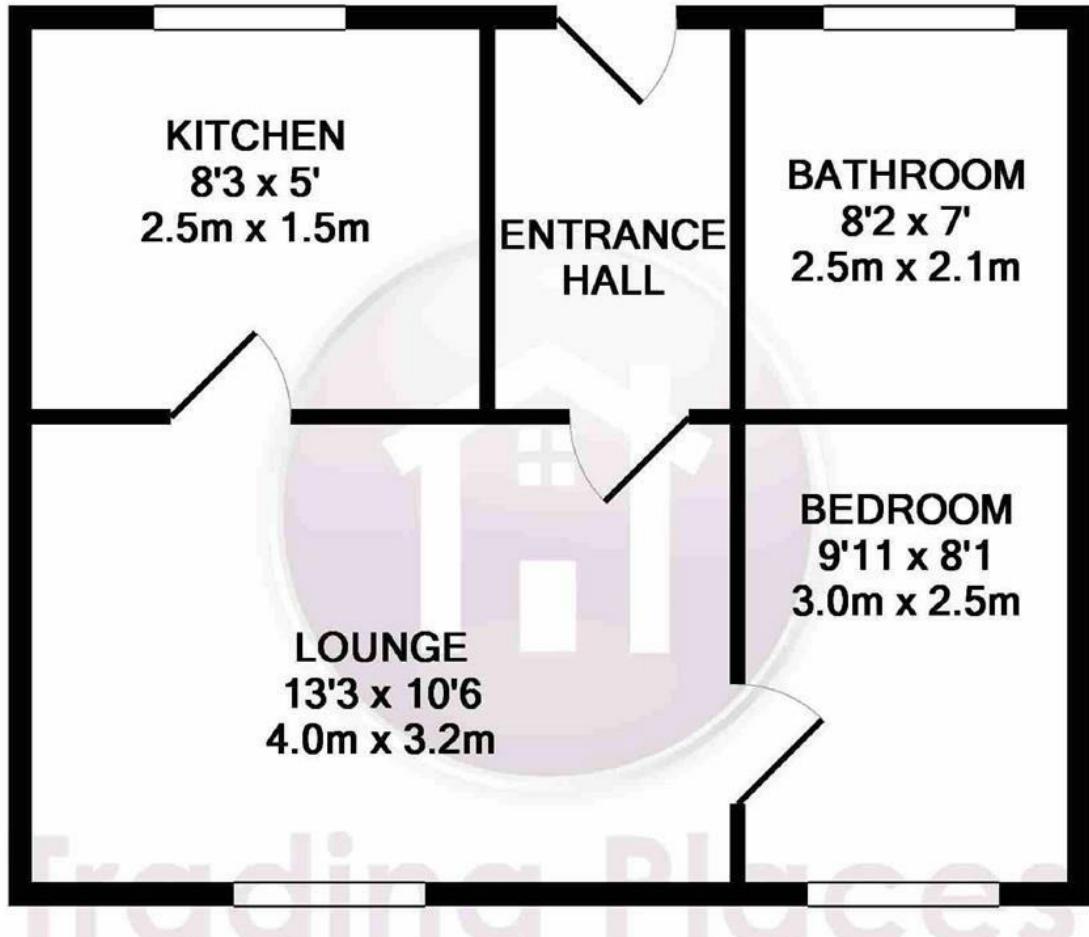
Three piece suite comprising of:- panelled bath with shower over, pedestal wash hand basin, low level wc, double glazed frosted window to the rear and radiator.



Directions



Floor Plan



TOTAL APPROX. FLOOR AREA 392 SQ.FT. (36.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative purposes only 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		Environmental Impact (CO ₂) Rating	
		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B	67	72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus)	A		
(81-91)	B	70	76
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC	