



MILLFIELD AVE, MONTAGUE, NEWCASTLE UPON TYNE NE3 4TA

£625 PCM



PROPERTY REFERENCE CODE: RL0354

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Wilson Defraime are delighted to bring to the rental market this 3 bed terrace property in Montague Estate, Newcastle upon Tyne. Property benefiting from double glazing, central heating, gardens to front and rear, generous accommodation and off street parking. Early viewings recommended.

- CENTRAL HEATING
- DOUBLE GLAZING
- OFF-STREET PARKING
- PRIVATE GARDEN

This property consists of:

3-bedroom traditional built terrace property with new UPVC double glazed windows throughout and beautiful composite door with bevelled glass panels accessing entrance hallway with modern vinyl to floors, neutral modern décor to walls, pendant light fitting to ceiling, large radiator with thermostatic valve, 2x under stair storage, staircase leading to first floor and doors leading to ground floor accommodation.

Door leading into lounge, with large UPVC double glazed window overlooking front garden which is mainly gravelled for low maintenance and views across the green, quite private and set back from the main road. Grey carpets to floors, pendant light fitting to ceiling, double radiator with thermostatic valve, modern décor throughout, generous room size.

Kitchen with a range of light oak effect wall and base units, with integrated electric oven, 4-ring stainless steel gas hob, stainless steel and glass extractor above, combination boiler system, space for washing machine, dishwasher, tumble dryer and fridge freezer, single sink unit and single drainer in stainless steel with chrome mixer tap, 2x double glazed windows overlooking rear elevation, recessed chrome spotlights, radiator, space for dining table and chairs, modern décor throughout, vinyl tiles to floor.

Doorway through to large utility room which is also plumbed for washing machine and tumble dryer with worktop bench, modern décor and access via UPVC double glazed door into enclosed rear garden which is split level, low maintenance gravel to immediate access and raised area with grass divided by a small brick wall and picket fence.

Staircase leading to first-floor landing with carpets to stairs, neutral/modern décor to walls, traditional spindle staircase, pendant light fitting to ceiling on landing, carpets to landing with 8access to loft, large storage cupboard and doors to all first-floor accommodation.

Master bedroom is located to the front of the property, excessively large in size, single radiator with thermostatic valve, large double-glazed window overlooking front elevation, pendant light fitting, neutral and modern decor to walls and carpets to floors.

Bedroom 2 is located to the rear of the property, good size double room with built in storage, double glazed window overlooking rear elevation and garden, single radiator with thermostatic valve, pendant light fitting to ceiling, children's marvel theme to feature wall with remaining walls neutral décor.

Bedroom 3 located to the front of the property, single in size with single radiator with thermostatic valve, double glazed window to front elevation, pendant light fitting, neutral and modern décor, over stair built in storage.

Bathroom with partial marble effect tiles and stone border, 3-piece white suite with modern low-level WC, sunk with pedestal and bath with chrome mixer taps, thermostatic chrome mixer shower over bath, light fitting to ceiling, double glazed window with opaque glass to rear elevation, vinyl to floors, large storage cupboard and neutral décor to remaining wall.

Property will be available to move into from 1St July 2019, viewings available now.



