

## 3 Bed Semi-Detached In Weldon Crescent , Newcastle Upon Tyne, NE7 7HX

£1,100 Monthly



# SHORT DESCRIPTION

Property Ref: 16749 Beautiful 3-Bedroom Family Home - High Heaton, Newcastle Upon Tyne A bright and spacious three-bedroom home available to rent in the highly sought-after area of High Heaton, Newcastle Upon Tyne. The house offers a generous entrance hall leading to a spacious lounge and dining area with double French doors opening onto a lovely south-facing rear garden, allowing plenty of natural light throughout the home. The kitchen is open plan to the dining area and comes fitted with cupboards, oven, and cooker, with additional access to the rear garden. Upstairs, the property benefits from three bright and spacious bedrooms, a separate toilet, and a family bathroom with bathtub and overhead shower. Externally, the home offers a generous front garden and a private south-facing rear garden. The property is ideally located close to local shops, cafés, excellent schools, public transport links, Freeman Hospital, and Newcastle City Centre, making it perfect for families and professionals alike. Ready to move into and available now. For more information or booking a viewing please contact 99 home. Property Type: Semi-detached Full Renting price: £1100.00 Pricing Options: No Status Tenure: 12 months Council tax band: B EPC rating: C Measurement: 920 sq.ft. Outside Space: Front Garden, Rear Garden Parking: On street Heating Type: Gas Central Heating -----

3

Bed Room(s)

1

Bath Room(s)

2

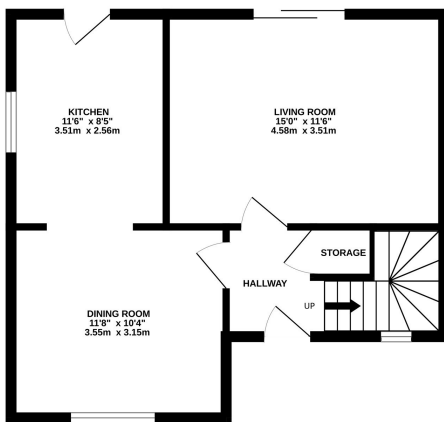
Living Room(s)

## FLOOR PLAN

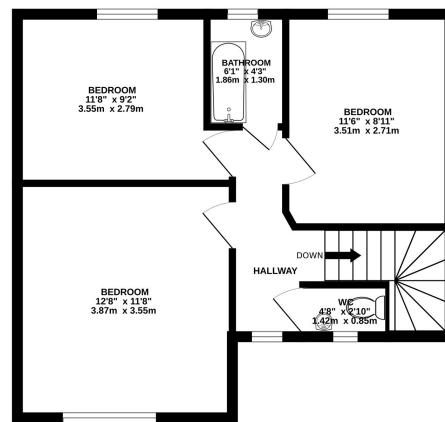
Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



WELDON CRESCENT NE7

TOTAL FLOOR AREA : 920 sq.ft. (85.4 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 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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## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	87 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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