



LET'S SELL PROPERTY

LETTINGS SALES MANAGEMENT



Pooley Road, Newcastle  
upon Tyne  
£995 pcm

\*\*\*Available Now\*\*\* Let's Sell  
Property welcome to the  
market this two bedroom  
terraced house on Pooley road  
Slatyford.

- Terraced House
- Recently Refurbished
- Two Double Bedrooms
- Double Driveway
- Good size Gardens
- Council Tax Band A
- Double Glazing
- Nearby Transport Links
- Viewing Essential
- Local shops
- Good transport links
- Next to A1
- Gas Central Heating
- Recently renewed

## Energy Efficiency Rating

|                                                                         | Current                    | Potential                                                                             |
|-------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |                            |                                                                                       |
| <b>(81-91) B</b>                                                        |                            |                                                                                       |
| <b>(69-80) C</b>                                                        |                            |                                                                                       |
| <b>(55-68) D</b>                                                        | <b>64</b>                  |                                                                                       |
| <b>(39-54) E</b>                                                        |                            |                                                                                       |
| <b>(21-38) F</b>                                                        |                            |                                                                                       |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i>   |                            |                                                                                       |
| <b>England &amp; Wales</b>                                              | EU Directive<br>2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------|
| Viewing                | Strictly by appointment with Let's Sell Property - Head Office Telephone<br>01913758535 |
| Reference              | RL0099                                                                                  |
| Additional Information | Council Tax Band: A<br>Deposit: £995                                                    |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.